



HARCOURT LODGE, BURWASH ROAD  
HEATHFIELD - £495,000



# Harcourt Lodge

Burwash Road,  
Heathfield, East Sussex, TN21 8RA

**Enclosed Porch - Sitting Room With Wood Burner - Dining Room With Open Fire - Family Room - Kitchen - Shower/Laundry Room - Landing - Four Double Bedrooms - Family Bathroom - Separate WC - Garden With Lawn And Covered Seating Area - Timber Studio/Games Room/Bar - Gated Shingle Driveway**

An attractive double fronted, detached Victorian home offering spacious accommodation and being situated just over half a mile from Heathfield town centre. The accommodation features four double bedrooms, three reception rooms, one with wood burning stove and the other with an open fire. Downstairs shower/laundry room. Country kitchen. There are attractive gardens to the rear with a large covered seating area, lawn and pond plus a substantial timber built games room/studio/bar with a workshop attached to the side. There is a gated shingle driveway to the front providing parking for a number of vehicles.

## **ENCLOSED PORCH:**

Radiator. Wooden flooring. Fitted shelf. Vaulted ceiling.

## **SITTING ROOM:**

Double glazed windows in splay bay. Feature fireplace with wood burning stove. Coved ceiling. Radiators.

## **DINING ROOM:**

Double glazed windows in splay bay. Beamed ceiling. With feature open fireplace. Part panelled walls. Radiator.

## **INNER HALLWAY:**

Beamed ceiling. Dado rail. Radiator.

## **LOBBY:**

With door to the side.



**KITCHEN:**

Double glazed French doors leading to the garden. Wood effect worktop with inset ceramic sink. Space for fridge and freezer. Space for range style cooker. Wall mounted gas fired boiler. Built in larder. Tiled floor.

**LAUNDRY/SHOWER ROOM:**

Double glazed window. Shower cubicle with the most a t i c shower with d r e n c h e r head and handheld shower. Granite effect worktops with space under for washing machine and tumble dryer. WC. Pedestal wash basin. Part tiled walls. Chrome heated towel rail. Coved ceiling.

**FAMILY ROOM:**

Double glazed French doors leading to the garden. Wood effect flooring. Radiator. Built in cupboard.

**STAIRS TO THE LANDING:**

Double glazed window with views a c r o s s t h e f i e l d s o p p o s i t e. Beamed ceiling. Radiator. Access to the loft.

**BEDROOM ONE:**

Double glazed windows overlooking the rear garden. Wash basin with tiled splashbacks and cupboard under. Radiator.

**BEDROOM TWO:**

Double glazed windows overlooking the rear garden. Radiator. Part panelled walls.

**BEDROOM THREE:**

Double glazed windows in bay. Coved ceiling. Radiator.

**BEDROOM FOUR:**

Double glazed windows in bay with window seat overlooking the fields opposite. Coved ceiling. Radiator.

**BATHROOM:**

Double glazed window. Panel enclosed bath with electric shower over. Part tiled walls. Pedestal wash basin. Chrome heated towel rail. Wood effect flooring.

**SEPARATE WC:**

Double glazed window. WC. Dado rail. Radiator. Coved ceiling.



### EXTERNALLY:

There is an enclosed garden to the rear with paved patio area, decked area, covered seating area, lawn and fish pond. There is also a substantial timber studio/games room with stainless steel sink and workshop with power and light. Side gate. To the front is a gated shingle driveway providing parking for a number of vehicles.

### SITUATION:

The property is conveniently located for access to Heathfield with its wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

**TENURE:** Freehold

**COUNCIL TAX BAND:** D

**VIEWING:** By appointment with Wood & Pilcher 01435 862211

### AGENTS NOTE:

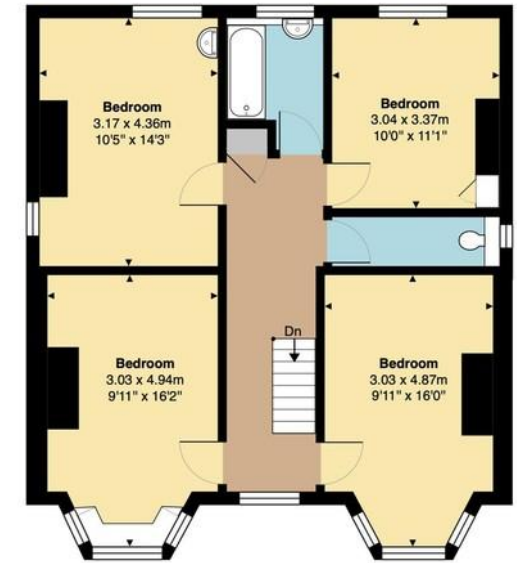
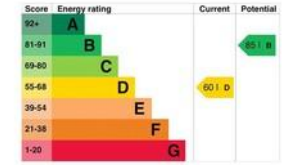
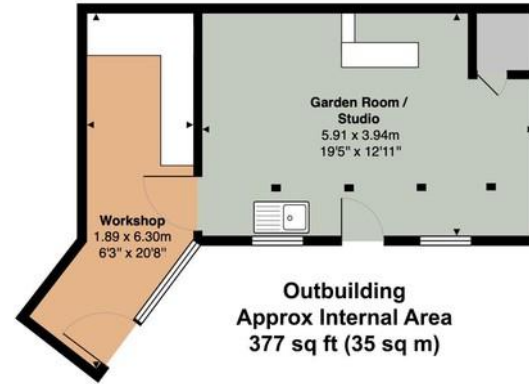
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Not To Scale.

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