



**SOUTHOKS,**  
**MARLE GREEN, HEATHFIELD - £775,000**



**WOOD &  
PILCHER**  
Sales, Lettings, Land & New Homes



# Southoaks

Marle Green,  
Heathfield, East Sussex, TN21 9EA

**Enclosed Porch - Downstairs Cloakroom - Entrance Hall - Triple Aspect Sitting Room - Conservatory - Dining Room - Kitchen/Breakfast Room - Utility Room - First Floor Landing - Four Good Size Bedrooms - Family Bathroom - En-suite Shower Room - Gated Extensive Driveway - Detached Studio/Home Office - Large Garden**

An imposing four bedroom detached family home set on a plot of approximately 0.3 acres with gated driveway and parking for multiple vehicles plus detached studio/home office. The accommodation features a bright and spacious sitting room with wood burning stove opening into a large conservatory, kitchen/breakfast room with oil fired Rayburn stove and a utility room. The property is situated just a short stroll from the popular 'Cuckoo Trail' and less than a mile from Horam Village High Street.

#### **ENTRANCE PORCH:**

Brick flooring, radiator, coved ceiling, front door with leaded-light double glazed windows.

#### **CLOAKROOM:**

WC, washbasin, double glazed window, tile floor, radiator.

#### **ENTRANCE HALL:**

Engineered oak flooring, coved ceiling, radiator, under stairs storage cupboard.

#### **SITTING ROOM:**

Triple aspect with double glazed windows, feature brick fireplace with wood burning stove, radiators and door leading to:

#### **CONSERVATORY:**

Double glazed windows and roof, double glazed French doors leading to the garden, electric wall-mounted panel heaters.

#### **KITCHEN/BREAKFAST ROOM:**

Dual aspect with double glazed windows to the front and rear overlooking the garden, range of cream wooden-fronted matching wall base cupboards, granite and wood block worktops with inset butler sink, inset electric hob with oven under, Rayburn oil-fired stove/boiler, part-tiled walls, engineered oak flooring, radiator.





**UTILITY ROOM:**

Wooden fronted wall cupboards, wood block worktop, inset butler sink, further fitted pantry cupboard, space for washing machine and tumble drier, stone-tiled floor, radiator, double glazed door leading to the rear garden.

**DINING ROOM:**

Double glazed window overlooking the garden and fields beyond, radiator, engineered oak flooring.

**STAIRS:**

Leading to the:

**FIRST FLOOR LANDING:**

Double glazed window, access to the loft with pull-down ladder.

**BEDROOM ONE:**

A bright and spacious double bedroom with double glazed window to the front, radiator.

**EN-SUITE SHOWER ROOM:**

Double glazed window, shower cubicle with Mira electric shower, WC, pedestal wash basin with tiled splash back, heated chrome towel rail, extractor fan (not currently working).

**BEDROOM TWO:**

Double glazed window overlooking the rear garden.

**BEDROOM THREE:**

Double glazed window overlooking the rear garden. Velux double glazed roof window with fitted blind, built-in cupboards, radiator.

**BEDROOM FOUR:**

Double glazed window overlooking the front garden, radiator.

**FAMILY BATHROOM:**

Double glazed window, panel enclosed bath with chrome mixer taps and hand-held shower, part-panelled walls, WC, pedestal wash basin, radiator, extractor fan.

**OUTSIDE:**

The property is approached via a five-bar wooden gate leading to a vast shingle driveway providing parking for multiple vehicles. There is a large, well stocked garden to the rear with paved patio, decking with pergola over, lawn and mature shrub borders and trees. Timber storage shed, oil tank. A further brick and timber store.

**DETACHED STUDIO/HOME OFFICE:**

A spacious studio room with double glazed windows, fitted worktops with multiple power points, fitted 'Paddle' wooden steps leading to a further space ideal as a home office.



### SITUATION:

The Hamlet of Marle Green is situated less than a mile from Horam Village High Street, which offers day-to-day shopping facilities. In general, the High Street provides curiosity shops, dentist, doctors and a Co-op convenience store. The property is close to the famous Cuckoo Trail, a lovely countryside walk along the former railway line from Heathfield to Eastbourne Park. The market town of Heathfield can be reached within approximately 5 minutes' drive and in general terms provides a 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 Polegate are approximately 8 miles distant, both providing a service of trains to London. There are also bus routes that serve the village. 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 25 minutes respectively.

### VIEWING:

By appointment with Wood & Pilcher 01435 862211

### TENURE:

Freehold

### COUNCIL TAX BAND:

E

### AGENTS NOTE:

We understand that planning permission has been granted for 46 homes to be built in the field to the rear of the property (Planning Reference: WD/2022/1694).

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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House Approx. Gross Internal Area  
1833 sq. ft / 170.3 sq. m

Outbuilding Approx. Internal Area  
616 sq. ft / 57.3 sq. m



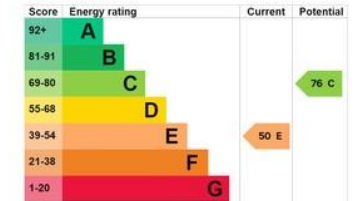
First Floor



Ground Floor



Outbuilding



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.