



HAWTHORNE CLOSE  
HEATHFIELD - £695,000



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

# Baytrees

32 Hawthorne Close,  
Heathfield, East Sussex, TN21 8HP

**Entrance Hall - Downstairs Cloakroom - Spacious Sitting Room - Study - Conservatory - Dining Room - Kitchen - Utility Room - Annexe (Sitting Room/Bedroom With Ensuite Shower Room) - First Floor Landing - Four Bedrooms - Remodelled Family Bathroom - Ensuite Shower Room - Mature Landscaped Garden With Additional Fence Enclosed Garden Area - Off-Road Parking For Several Vehicles**

An attractive five bedroom detached family home situated on the popular Green Lane development offering versatile accommodation to the ground floor, which can be used as an annexe or additional reception area dependent on need. The property is beautifully presented throughout with two reception rooms plus a study and conservatory, utility room, four bedrooms on the first floor with family bathroom and en-suite. Beautifully appointed mature gardens to the rear and side with a further fence enclosed garden area and parking to the front for a number of vehicles. The popular Cuckoo Trail is nearby and Heathfield Town Centre just over half a mile away with supermarkets and a variety of independent shops.

#### **ENTRANCE HALL:**

Double glazed front door. Wooden flooring. Radiator.

#### **CLOAKROOM:**

Double glazed window. WC with concealed cistern. Wash basin with tiled splash back. Tiled floor.

#### **SITTING ROOM:**

A spacious room with coved ceiling. Feature fire surround. Radiator. Double doors leading to the dining room. Double glazed sliding patio doors leading to:

#### **CONSERVATORY:**

Double glazed windows. Double glazed French doors leading to the garden. Wood-effect flooring. Fitted ceiling light and fan. Radiator.

#### **DINING ROOM:**

Double glazed windows overlooking the rear garden. Wood-effect flooring. Coved ceiling. Radiator.



**KITCHEN:**

Double glazed window overlooking the rear garden. Range of light wood-effect matching wall and base cupboards. Quartz-effect worktop with inset one and a half bowl stainless steel sink. Inset electric hob with stainless steel filter hood above. Built-in Neff double oven. Space for upright fridge/freezer and dishwasher. Part-tiled walls. Chrome heated towel rail.

**UTILITY ROOM:**

Double glazed door leading to the garden. Wall cupboards. Laminate worktop with cupboard under and inset stainless steel sink. Space for washing machine and tumble drier. Part-tiled walls. Tiled floor. Inset spotlights. Radiator.

**(ANNEXE) BEDROOM/SITTING ROOM:**

Dual aspect with double glazed window overlooking the rear garden and a further window to the front. Fitted wardrobes. Wall-mounted electric heaters.

**EN-SUITE SHOWER ROOM:**

Double glazed window. Shower cubicle with thermostatic shower. WC. Wash basin with cupboards under. Tiled floor. Inset spotlights. Extractor fan. Wall-mounted electric heater.

**STUDY:**

Double glazed windows to the front. Wooden flooring. Radiator.

**FIRST FLOOR LANDING:**

Access to the loft. Built-in airing cupboard housing hot water cylinder with slatted shelving above.

**BEDROOM ONE:**

Double glazed windows to the front. Full length range of fitted wardrobes and bedside tables. Radiator.

**EN-SUITE SHOWER ROOM:**

Double glazed window. Shower cubicle with thermostatic shower. WC. Wash basin. Tile floor and walls. Inset spotlights. Extractor fan.

**BEDROOM TWO:**

Double glazed window. Built-in wardrobes. Radiator.

**BEDROOM THREE:**

Double glazed windows overlooking the rear garden. Radiator.

**BEDROOM FOUR:**

Double glazed window overlooking the rear garden. Built-in wardrobes. Radiator.

**FAMILY BATHROOM:**

Remodelled bathroom with P-shaped panel enclosed bath, thermostatic shower, vanity unit with inset wash basin and cupboards under. WC with concealed cistern. Tiled floor and walls. Under floor heating. Heated mirror. Inset spotlights.



### OUTSIDE:

There is off-road parking for a number of vehicles to the front of the property. Beautifully maintained well-stocked gardens to the rear and side with paved patio area, mature shrub borders and rockery. Outside tap. Timber storage shed with power and light. Further fenced garden area with shrub borders, raised bed and gates to the front and side of the property.

### SITUATION:

Situated on a sought-after development on fringes of the market town of Heathfield with easy access to a popular local primary school. The town itself offers a range of shopping facilities some of an interesting independent nature with the backing of super markets 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 a approximately 45 and 35 minutes drive respectively.

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

**TENURE:** Freehold.

**COUNCIL TAX BAND:** E

### ADDITIONAL INFORMATION:

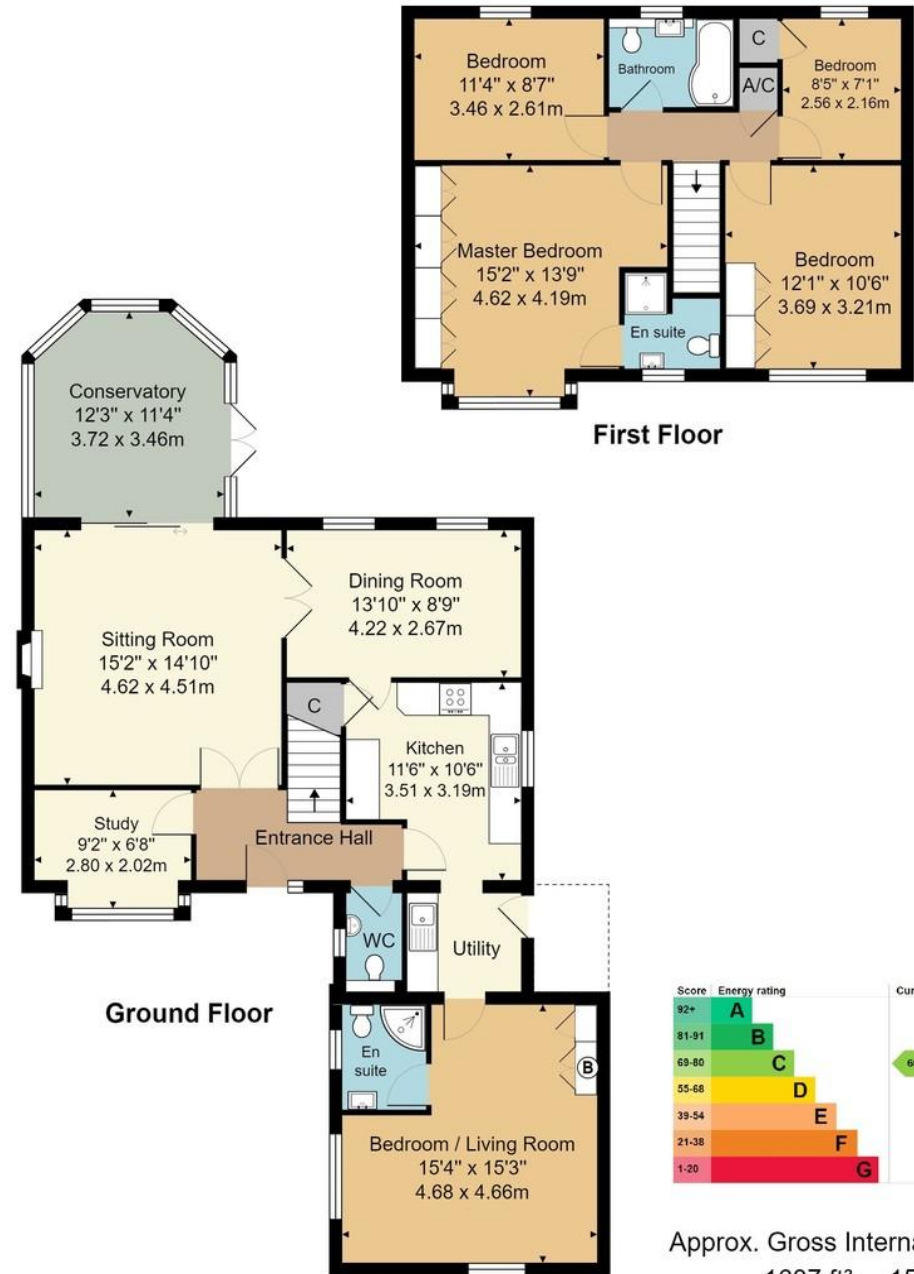
- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)
- Services - Mains Water, Gas, Electricity & Drainage
- Heating - Gas
- Rights and Easements - Access over shared driveway.

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 obtained. 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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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.