



RYDERSWELL, COLLINGWOOD AVENUE

HEATHFIELD - £725,000

RYDERSWELL



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



# Ryderswell

Collingwood Avenue, Heathfield, TN21 8DN

**Reception Hall - Cloakroom - Sitting Room - Dining Room -  
Kitchen/Breakfast Room - Snug - 4 Double Bedrooms - En-Suite  
Shower Room - Study - Family Bathroom - Large Driveway -  
Beautifully Maintained Rear Garden**

A spacious four bedroom detached home situated in one of the town's most sought after private residential roads. The property has a shingle driveway with off-road parking to the front and a large rear garden with workshop and greenhouse. The accommodation benefits from original features including fireplaces in three rooms, two good size reception rooms, a modern kitchen/breakfast room with additional snug area, study and four double bedrooms with the main bedroom benefiting from an en-suite shower room. There is also a further family bathroom on the first floor. The property also has planning permission for enlargement of the existing single storey extension WD/2023/1353/F.

#### **ENTRANCE PORCH:**

Side aspect double glazed windows. Storage cabinet. Tiled floor. Leading to:

#### **ENTRANCE HALL:**

Front aspect double glazed windows. Radiator. Under stairs storage.

#### **SITTING ROOM:**

Front aspect double glazed bay window. Radiator. Feature fire place with wood burning stove. French doors leading to:

#### **DINING ROOM:**

Rear aspect double glazed doors leading to rear garden. Wood effect flooring. Radiator.

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

Rear and side aspect double glazed windows. Radiator. Matching cream fronted wall and base cupboards. Wood effect worktops with inset double sink. Range style cooker with extractor hood over. Integrated dishwasher. Space for washing machine, tumble dryer and fridge/freezer. Part tiled walls. Part panelled walls.

#### **SNUG:**

Side aspect single glazed door leading to side of the property. Further under stairs storage. Electric fire place. Door leading to larder cupboard. Door leading to:





**SIDE PORCH:**

Cupboard housing gas fired combination central heating boiler. Door to garden and to CLOAKROOM; Side aspect double glazed window. Low level WC with storage cupboard above. Wash hand basin with tap. Part panelled walls.

**STAIRS LEADING TO FIRST FLOOR LANDING:**

Radiator. Loft hatch with pull down ladder, power and light. Airing cupboard.

**BEDROOM ONE:**

Front aspect double glazed windows with views to the South Downs. Fitted wardrobe. Feature fire place. Radiator. Door leading to:

**ENSUITE SHOWER ROOM:**

Side aspect double glazed frosted window. Shower cubicle with glass screen and sliding doors. Laminate flooring. Inset wash hand basin with vanity units and tiled splashback. Low level WC. Heated towel rail. Extractor fan. Fitted cupboards.

**BEDROOM TWO:**

Rear aspect double glazed window overlooking rear garden. Picture rail. Radiator.

**BEDROOM THREE:**

Rear aspect double glazed window overlooking rear garden. Fitted wardrobes with recess and wash basin with cupboard under. Picture rail. Radiator.

**BEDROOM FOUR:**

Front aspect double glazed window with views to the South Downs. Fitted wardrobe. Feature fire place. Radiator.

**STUDY:**

Side aspect double glazed window. Radiator.

**FAMILY BATHROOM:**

Side aspect double glazed frosted window. Heated towel rail. Laminate flooring. Low level WC. Part panelled walls. Pedestal wash hand basin. Tiled shower cubicle with glass screen and sliding door. Free standing bath with mixer tap and shower attachment.

**OUTSIDE:**

A large beautifully maintained rear garden with 2 patio areas, mature flower and shrub beds, extensive lawn, shed with power and light, greenhouse, outside tap, outside light and power point. There is a shed and workshop to the side of the property both with power and light. To the front of the property there is a shingle driveway, mature flower and shrub borders and a area of lawn.



### 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:

F

### VIEWING:

By appointment with Wood & Pilcher 01435 862211

### 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-fired

### AGENTS NOTE:

We understand there is a charge of £200 per annum for the upkeep of the private road, which should be verified by your chosen legal representative.

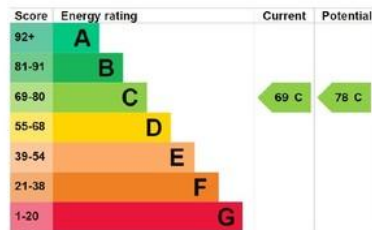
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements 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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First Floor



Ground Floor

Approx. Gross Internal Area  
(excluding workshop, shed)  
1719 ft<sup>2</sup> ... 159.7 m<sup>2</sup>

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.