



# MIDDLEGATE HOUSE, SHEEPSETTING LANE

HEATHFIELD - GUIDE PRICE £700,000 - £725,000



**WOOD &  
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# Middlegate House

Sheepsetting Lane, Cross In Hand,  
Heathfield, TN21 0UY

**Entrance Hall - Spacious Sitting Room - Dining Room - Study -  
Cloakroom - Kitchen/Breakfast Room - Utility Room - First Floor  
Landing - Four Good Size Bedrooms - Family Bathroom Plus Two  
Further Ensuite Shower Rooms - Well Maintained Rear Garden -  
Double Garage With Electric Door**

An attractive and spacious four bedroom detached home situated on a highly desirable gated development of just three houses convenient for both Heathfield town centre and the local Primary School. Accommodation features two reception rooms plus study and downstairs cloakroom, kitchen/breakfast room and utility room, four good size bedrooms, family bathroom plus two ensuite shower rooms and a double garage with electric up-and-over door. The rear garden is secluded and well maintained. The property is offered to the market with NO ONWARD CHAIN.

## **ENTRANCE HALL:**

Leaded light double glazed window to the side. Wooden flooring. Coved ceiling. Radiators.

## **CLOAKROOM:**

Leaded light double glazed window. White suite comprising WC with concealed cistern, pedestal wash basin. Part-tiled walls. Tiled floor. Inset Spotlights. Radiator.

## **STUDY:**

Leaded light double glazed window. Built-in storage cupboard. Coved ceiling. Wooden flooring. Radiator.

## **DINING ROOM:**

Leaded light double glazed windows in square bay. Coved ceiling. Radiator.

## **SITTING ROOM:**

Leaded light double glazed windows and double glazed French doors to the rear overlooking the rear garden. Feature fireplace with stone surround and hearth and inset real flame gas coal-effect fire. Coved ceiling. Radiators.





**KITCHEN/BREAKFAST ROOM:**

Leaded light double glazed windows and double glazed French doors leading to the rear garden. Range of light wood fronted matching wall and base cupboards. Granite worktops with inset one and a half bowl stainless steel sink. Inset five burner gas hob with chrome filter hood above, granite backsplash and upstand. Built-in double oven. Integrated fridge/freezer and dishwasher. Tiled floor. Coved ceiling, Inset spotlights.

**UTILITY ROOM:**

Half double glazed door to the side. Granite-effect worktop. Inset stainless steel sink. Matching wall and base cupboards. Space for washing machine and tumble drier. Tiled floor. Door leading to the double garage.

Stairs leading to:

**FIRST FLOOR LANDING:**

Airing cupboard houses the mega-flow hot water tank with slatted shelves above. Radiator.

**BEDROOM ONE:**

A bright and spacious room with leaded light double glazed windows to the front. Radiator. Archway leading a dressing area with built-in wardrobes. Radiator. Inset spotlights.

**EN-SUITE SHOWER ROOM:**

Spacious room with leaded light double glazed window. Large shower cubicle with thermostatic shower. Pedestal wash basin. WC with concealed cistern. Part-tiled walls. Tiled floor. Inset spotlights. Extractor fan.

**BEDROOM TWO:**

A spacious double bedroom with leaded light double glazed window to the front. Built-in double wardrobe. Radiator.

**ENSUITE SHOWER ROOM:**

Large shower cubicle with thermostatic shower. White suite comprising WC and pedestal wash basin. Chrome heated towel rail. Part-tiled walls. Tiled floor. Inset spotlights. Extractor fan.

**BEDROOM THREE:**

Leaded light double glazed windows. Built-in double wardrobes. Radiator.

**BEDROOM FOUR:**

Leaded light double glazed window. Built-in double wardrobe. Radiator.

**FAMILY BATHROOM:**

Leaded light double glazed windows. WC with concealed cistern. Pedestal washbasin. Panel enclosed bath with chrome mixer taps. Chrome heated towel rail. Part-tiled walls. Tiled floor. Inset spotlights. Extractor fan.



#### OUTSIDE:

The gated driveway to the development leads to the properties own driveway and DOUBLE GARAGE with electric up-and-over door, power and light and double glazed personal door to the side. There is a good size GARDEN to the rear with large paved patio area, timber decking, lawn and mature hedging and shrub borders. Gated side entrance.

#### 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.

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

**TENURE:** Freehold

**COUNCIL TAX BAND:** G

#### 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 the cost of any maintenance required to the shared driveway would be split between the three properties.

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

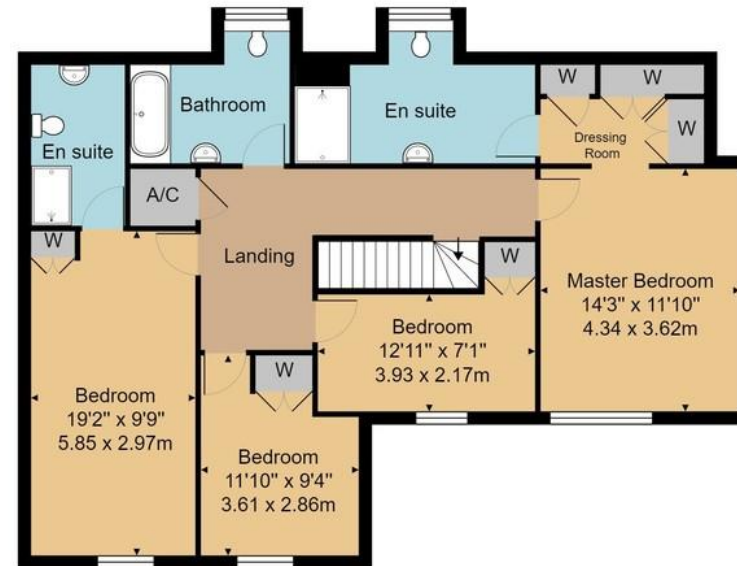


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BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

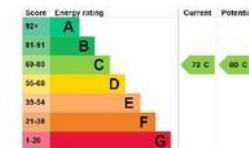
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



First Floor



Ground Floor



Approx. Gross Internal Area 2094 ft<sup>2</sup> ... 194.6 m<sup>2</sup>  
(Includes Garage)

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.