

10 Bracken Way

Broad Oak, Heathfield, TN21 8TN

Entrance Hall – Cloakroom – Kitchen/Breakfast Room – Sitting
Room – Dining Room – Master Bedroom – En-suite Shower
Room – 3 Further Bedrooms – Family Bathroom – Covered Side
Passage – Attractive Rear Gardens With Views Double Garage & Driveway

A modem four bedroom detached property situated in this sought after village with double garage and stunning panoramic views to the rear. The property enjoys deceptively spacious accommodation with a large 'L' shaped sitting room with wood burning stove, dining room, remodelled kitchen/breakfast room, master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Viewing highly recommended.

COVERED ENTRANCE:

Outside light. uPVC double glazed door with stained glass insert.

ENTRANCE HALL:

Radiator. Doors leading to:

CLOAKROOM:

uPVC obscure double glazed window to side. Low level WC and pedes tal wash basin with tiled splashback.

KITCHEN/BREAKFAST ROOM:

uPVC double glazed window to front. Modem kitchen with worktops & sink. Integrated double oven, dishwasher and fridge/freezer. Matching wall mounted cupboards. Breakfast bar. Wall mounted central heating boilerin cupboard. Radiator. uPVC obscured double glazed door giving a cess to:

COVERED SIDE PASSAGEWAY:

Brick built with a ccess from the front of the property through to another door to the rear. Access to garage.







SITTING ROOM:

An 'L' shaped room with large feature brick built fireplace with wood burning stove and shelving to the recess. Door to useful understairs cup board. uPVC French doors giving access to the rear garden terrace and wonderful panoramic views. Further window to rear. Radiators.

DINING ROOM:

uPVC double glazed window to rear with views. Radiator.

Stairs leading to:

MID LEVEL LANDING:

Door to airing cupboard with slatted shelving. Further doors to:

MASTER BEDROOM:

Double aspect room with uPVC double glazed windows to front and rear with stunning views. Range of fitted double wardrobe furniture to two walls. Radiator. Further door to:

EN-SUITE SHOWER ROOM:

uPVC double glazed window to rear. Low level WC. Wash basin with splashback. Endosed shower cubide with 'Mira' shower.

BEDROOM TWO:

uPVC double glazed window to rear with views. Radiator.

Stairs leading to:

BEDROOM THREE:

uPVC double glazed window to front. Radiator.

BEDROOM FOUR:

uPVC double glazed window to front. Fitted storage cupboard. Radiator.

FAMILY BATHROOM:

Obscured double glazed window to rear. Pedestal wash basin, WC, panelled bath with mixer tap and shower over. Tiled walls. Radiator.







OUTSIDE:

The FRONT of the property benefits from an open plan area of lawn and a DRIVEWAY giving access to an attached DOUBLE GARAGE (also attached to the neighbouring properties garage) with power and light and space and plumbing for washing machine and useful storage space in the rafters. The REAR garden has been lands caped to provide a reas of lawn and raised patio terrace, garden sheds, and further paved patio areas with wonderful views over countryside.

SITUATION:

The village of Broad Oak enjoys local shops and amenities to include a Village Hall, Church and general store and post office. The market town of Heathfield is only approximately 2 miles distant giving an excellent range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The spa towns of Royal Tunbridge Wells and the Coast at Eastbourne are approximately 15 and 17 miles distant respectively and rail service to London can be found at Buxted and Stonegate both offering a service of trains to London. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes' drive respectively.)

VIEWING: By a ppointment 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 Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

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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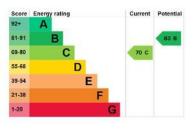




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First Floor



House Approx. Gross Internal Area 1316 sq. ft / 122.2 q. m Approx. Gross Internal Area (Incl. Garage) 1670 sq. ft / 155.2 sq. m

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.