



CHERRY COTTAGE, MARSHLANDS LANE
HEATHFIELD - GUIDE PRICE £490,000 - £510,000



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Cherry Cottage

Marshlands Lane,
Heathfield, TN21 8EX

**Entrance Porch - Sitting Room With Inglenook Fireplace - Dining Room - Kitchen/Breakfast Room - Utility Room - Ground Floor
Bedroom - Ensuite Shower Room - Bathroom - First Floor
Landing - Shower Room - Bedroom With Ensuite Dressing Room/Hobby Room -
Front Garden & Gated Driveway For Two Cars -
Secluded Rear Garden**

A charming character cottage with many features including beamed ceilings and inglenook fireplace. The property is conveniently situated just a stones throw from the local recreation ground and a few hundred metres from Heathfield town centre. The accommodation features two reception rooms plus a kitchen/breakfast room, utility room, bathroom plus two further shower rooms, a secluded rear garden and gated driveway providing parking for two cars.

ENCLOSED PORCH:

Leaded light windows. Quarry tiled floor.

SITTING ROOM:

Leaded light secondary glazed windows. Feature inglenook style fireplace with wood burning stove. Radiator.

DINING ROOM:

Leaded light double glazed French doors with leaded light double glazed side windows opening onto the garden. Understairs storage cupboard. Coved ceiling.

BATHROOM:

Leaded light double glazed windows. WC. Panel enclosed bath (electric shower over not currently operational). Wash basin with cupboards under. Fitted airing cupboard with slatted shelves. Tiled floor and walls. Chrome heated towel rail. Inset spotlights.



KITCHEN/BREAKFAST ROOM:

Leaded light double glazed window and stable door to the rear garden. Bespoke handmade kitchen units with solid wooden worktops and inset butlersink with cupboards and drawers under. Space for range-style cooker. Beamed ceiling. Inset spotlights. Fitted storage cupboard.

Breakfast Area: Leaded light double glazed patio doors to the front. Beamed ceiling. Radiators. Tiled floor.

UTILITY ROOM:

Leaded light double glazed window. Wall mounted Vaillant gas-fired boiler. Laminate worktop with space for washing machine and dishwasher. Tiled floor. Radiator.

GROUND FLOOR BEDROOM:

Leaded light double glazed windows to the front. Built-in mirror-fronted wardrobes. Access to the loft space. Radiator.

ENSUITE SHOWER ROOM:

Shower cubicle with thermostatic shower. WC. Wash basin. Chrome heated towel rail. Inset spotlights. Extractor fan.

Stairs leading to:

FIRST FLOOR LANDING:

Leaded light double glazed overlooking the rear garden.

SHOWER ROOM:

Leaded light double glazed windows overlooking the rear garden. Shower cubicle with Mira electric shower. WC. Pedestal wash basin. Polished wooden flooring. Inset spotlights. Radiator.

BEDROOM:

Leaded light window. Storage alcove. Radiator.
Glazed double doors leading to:

DRESSING/HOBBY ROOM:

Leaded light window. Mirror fronted wardrobes. Radiator.

OUTSIDE:

A gated entrance leads to a driveway providing parking for two cars. The rear garden is private and well stocked with mature trees and shrubs with a lawned area and paved patio. Side gate.



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: 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

We understand the building construction is brick & stone to the ground floor, and timber framed & tile hung to the first floor.

AGENTS NOTE:

Cherry Cottage is attached to the neighbours garage.

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

Approx. Gross Internal Area 1186 ft² ... 110.2 m²

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.