

REGENCY HOUSE MARSHLANDS LANE
HEATHFIELD — GUIDE PRICE £800,000 - £820,000

Regency House

Marshlands Lane, Heathfield, TN21 8EY

Entrance Hall - Cloakroom - Kitchen/Breakfast Room - Utility Room - Study - Triple Aspect Sitting Room - Dining Room - First Floor Landing - Five Bedrooms - Family Bathroom Plus Two Ensuite Shower Rooms - Balcony - Triple Garage - Plot Just Over 1/3 Acre - Gated Entrance

An imposing five bedroom detached Regency style home accessed via large wrought iron gates and set on a bold plot of just over 1/3 of an acre with gardens and a large pond. The property features spacious accommodation inside with a kitchen/breakfast room, triple aspect sitting room, separate dining room and study, family bathroom plus two ensuite shower rooms. The gardens feature a formal lawn, large pond and triple garage. The property also benefits from solar panels. Conveniently situated just a short stroll from Heathfield Town Centre.

RECEPTION HALL:

Double glazed window. Dado rail. Ornate cornicing. Radiator.

CLOAKROOM:

Double glazed window. WC. Wash basin with tiled splashback. Cornicing. Radiator.

SITTING ROOM:

Triple aspect with double glazed windows to the front and side and French doors to the rear with views across the garden and pond. Feature fireplace with open fire with marble insert and hearth and ornate wooden surround. Ornate cornicing. Radiators.





DINING ROOM:

Double glazed windows and door leading to the patio. Cornicing. Dado rail. Radiator.

STUDY:

Double glazed windows to the front. Ornate cornicing. Dado rail. Radiator.

KITCHEN/BREAKFAST ROOM:

Double glazed windows overlooking the garden. Range of matching wall and base cupboards, Corian worktop with inset one and a half bowl sink, inset Neff electric hob with filter hood above, built-in double oven, integrated fridge/freezer and dishwasher. Cornicing. Inset spotlights.

UTILITY ROOM:

Matching wall and base cupboards. Laminate worktop with inset stainless steel sink. Space under for washing machine and tumble drier. Tiled floor. Cornicing. Part tiled walls. Wall mounted gas-fired boiler. Double glazed door leading to the garden.

Stairs leading to:

FIRST FLOOR LANDING:

Double glazed window to the front. Built-in airing cupboard housing the hot water cylinder with immersion heater and slatted shelving above. Cornicing. Radiator.

BEDROOM ONE:

Double glazed windows to the front. Built-in wardrobes. Cornicing. Radiator.

ENSUITE SHOWER ROOM:

Double glazed window. Shower cubicle with thermostatic shower. WC. Pedestal wash basin. Tiled walls. Cornicing.

BEDROOM TWO:

Double glazed windows and double glazed door leading to the balcony. Cornicing. Radiator.

ENSUITE SHOWER ROOM:

Double glazed window. Shower cubicle with thermostatic shower. WC. Pedestal wash basin. Tiled splash back. Radiator.

BEDROOM THREE:

Double glazed windows to the front. Built-in wardrobes. Cornicing. Radiator.

BEDROOM FOUR:

Double glazed windows overlooking the rear garden. Cornicing. Radiator.

BEDROOM FIVE:

Double glazed window overlooking the garden. Cornicing. Radiator.

FAMILY BATHROOM:

Double glazed window. White suite comprising panel enclosed bath. WC. Pedestal wash basin. Tiled walls. Cornicing. Extractor fan. Radiator.

OUTSIDE:

Large wrought iron gates lead to an extensive tarmac driveway and triple garage with double up-and-over door to one side plus a further single up-and-over door, personal door to the side, power, light and potting shed to the rear. The lawned garden wraps around the rear and side of the property with mature shrubs and trees, brick set patio with stone balustrade and a large fishpond with duck house.

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

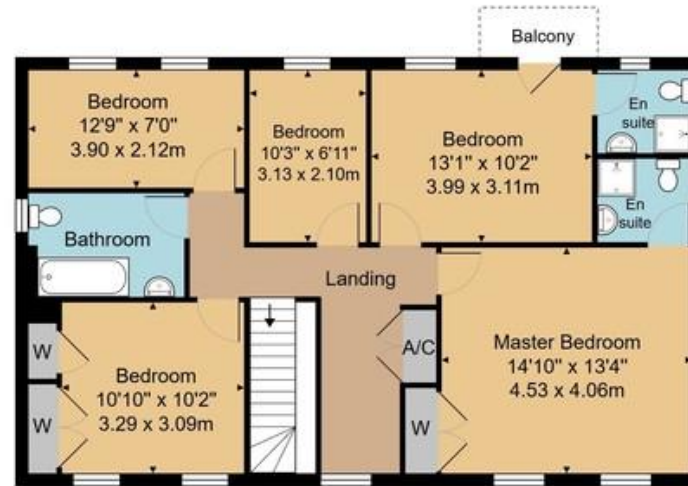
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired





Ground Floor



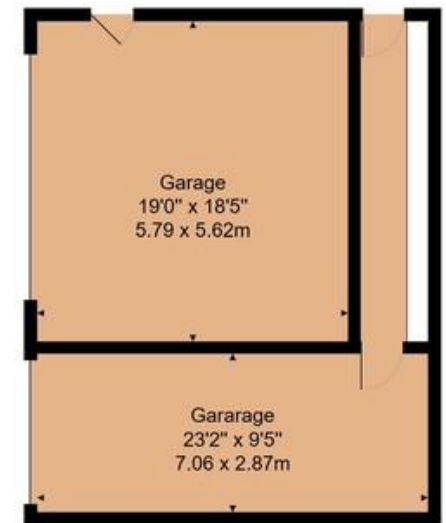
First Floor

House Approx. Gross Internal Area
1883 sq. ft / 175.0 sq. m

Garage Approx. Internal Area
675 sq. ft / 62.7 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



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.

27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk

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

www.woodandpilcher.co.uk





**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes