

An aerial photograph of a semi-detached house with a brown tiled roof and white horizontal siding. Two solar panels are mounted on the roof. The house has a brick base and a white front door. To the right is a brick garage with two white doors. The property is surrounded by greenery, including bushes and a lawn. In the background, there is a view of a residential area and distant hills under a clear blue sky.

CHERWELL ROAD
HEATHFIELD - £575,000



23 Cherwell Road

Heathfield, TN21 8JT

**Entrance Porch - Entrance Hall - Sitting Room - Conservatory -
Kitchen/Breakfast Room - Dining Room - Study - Master Bedroom &
Ensuite Shower Room - Two Further Bedrooms - Shower Room -
Private Rear Garden With Views - Driveway - Double Garage**

Seldom found yet often wanted! Internal viewing is essential to appreciate this spacious detached bungalow with stunning countryside views situated only a stones throw from Heathfield High Street and its amenities. The property enjoys a driveway and double garage to compliment the 3 bedroom, 2 shower room accommodation including a large kitchen/breakfast room, sitting room with adjoining conservatory, dining room and study. There are landscaped gardens to the rear with an ornamental fishpond, seating areas and summer house.

uPVC double glazed front door and side screen into:

ENTRANCE PORCH:

Wall light point. Ceramic tiled flooring. Further inner uPVC double glazed door into:

ENTRANCE HALL:

Wall mounted central heating thermostat. Wood effect flooring. Radiator. Range of doors to:

SITTING ROOM:

Real flame coal effect gas fire with solid stone surround and hearth. Radiator. Twin folding double glazed doors that can be fully retracted into:

CONSERVATORY:

French doors to outside. Wall light points. Countryside views. Radiator.

KITCHEN/BREAKFAST ROOM:

A large spacious room with uPVC obscure double glazed window to side and door giving access. One and a half bowl stainless sink and drainer with mixer tap over inset into modern kitchen worktops with matching cupboard and drawer units below and over. Fitted 'Range Master' Classic Deluxe with five ring gas hob, grilling plate and double oven below. Space for several appliances. Recessed ceiling downlighters. Radiator. Double doors into:

DINING ROOM:

uPVC double glazed door with side screens giving access to decked seating area. Stunning views over distant countryside via a large uPVC window. Timber effect flooring. Radiator.



STUDY:

uPVC double glazed window to rear with stunning countryside views.

BEDROOM ONE:

uPVC double glazed window to front. Range of fitted wardrobes to one wall and bedroom furniture including bedside cabinets and over-bed storage and further chest of drawers. Radiator. Folding door into:

ENSUITE SHOWER ROOM:

Obscure uPVC double glazed window to side. Fitted contemporary white suite with chrome effect fittings. Low level WC with concealed cistern inset into vanity unit with washbasin and vanity mirror over. Walk in enclosed shower cubicle with Mira shower unit within. Localised tiling. Ceramic tiled flooring. Recessed ceiling downlighters. Radiator.

BEDROOM TWO:

uPVC double glazed window to front. Radiator.

BEDROOM THREE:

uPVC double glazed window to side. Fitted twin double wardrobe cupboards. Radiator.

SHOWER ROOM:

Obscure uPVC double glazed window to side fitted with a contemporary white suite with chrome effect fittings. Low level WC with concealed cistern inset into vanity unit with washbasin and vanity mirror over. Enclosed shower cubicle with Mira shower within. Localised tiling. Ladder style heated towel rail. Louvred doors to airing cupboard with slatted shelving and light. Recessed ceiling downlighters.

OUTSIDE:

The FRONT of the property enjoys an area of lawn and a driveway providing off road parking and access to a DOUBLE GARAGE with one presently used as a workshop with power and light and double glazed doors to the rear and side. Gated access to either side of the property gives access to the REAR GARDEN with a useful side area being gravelled with paved circular features and giving access to a raised decked seating terrace enjoying stunning views over distant countryside. A sloping pathway gives access to the lower levels which have been landscaped and terraced to provide various seating areas and areas of lawn, including an ornamental fishpond, flower and shrub borders and outside lighting plus a timber SUMMER HOUSE. All being fence and hedge enclosed.

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: D**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 & Solar Panels
Heating - Gas-fired

AGENTS NOTE:

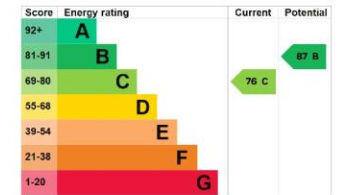
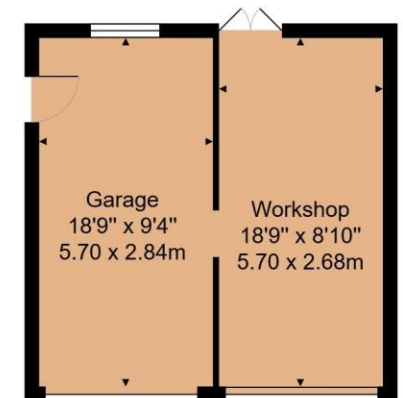
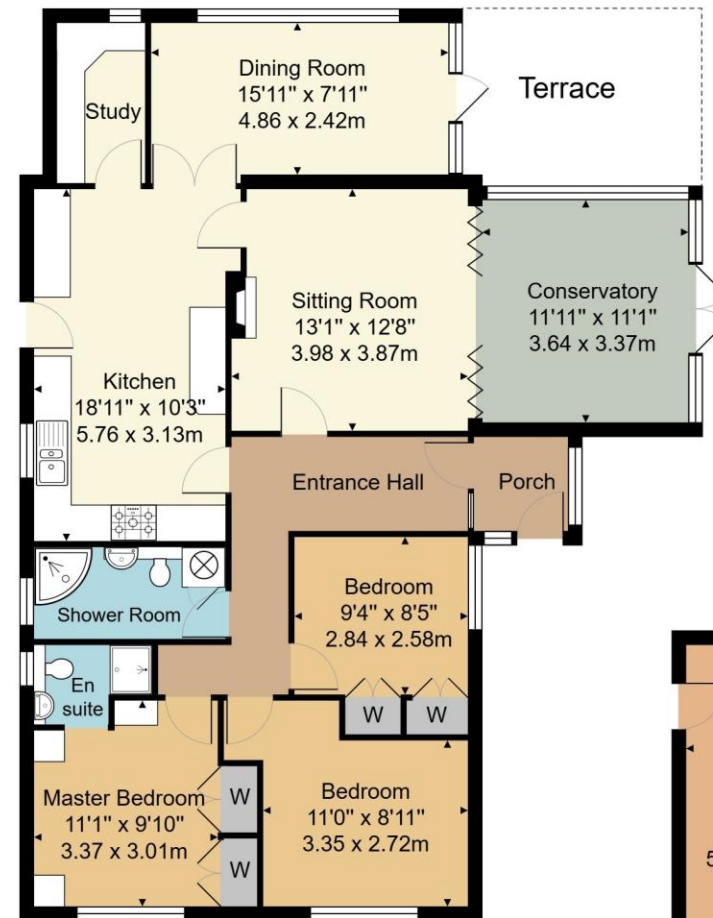
The property has the benefit of Solar Panels to the roof that are on a lease until 2037 when the options will be to return the system to the managing agent or continue. The seller confirms there is no charge associated with the lease and the system uses what it creates/stores before taking power from the national grid. Solicitors will have the benefit of reviewing the associated documents.

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



Bungalow Approx. Gross Internal Area
1253 sq. ft / 116.4 sq. m

Garage Approx. Internal Area
345 sq. ft / 32.1 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.