



BRACKEN WAY

BROAD OAK, HEATHFIELD - OFFERS IN EXCESS OF £475,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

6 Bracken Way

Broad Oak, Heathfield, TN21 8TN

**Entrance Hall - Downstairs Cloakroom - Lounge/Diner - Study -
Kitchen/Breakfast Room - First Floor Landing - Four Bedrooms -
Family Bathroom - Integral Garage & Own Driveway -
Terraced Rear Garden With Far Reaching Views**

A four bedroom detached family home enjoying far reaching countryside views across the rooftops and being situated in the popular village of Broad Oak. The property benefits from uPVC soffits and fascias. Accommodation features a spacious lounge/diner with wood burning stove, study, kitchen/breakfast room, integral garage and a terraced landscaped rear garden. Situated a short walk from the village store and a just few minutes in the car from Heathfield Town Centre.

ENTRANCE HALL:

Wood effect flooring. Dado rail. Understairs storage cupboard. Door to the integral garage. Radiator.

DOWNSTAIRS CLOAKROOM:

Double glazed window. WC. Washbasin with cupboard under and tiled splashback.

LOUNGE/DINER:

Dual aspect with double glazed windows to the front and double glazed French doors leading to the garden. Feature brick fireplace with wood burning stove. Coved ceiling. Radiators.

STUDY:

Double glazed window overlooking the garden. Wood effect flooring. Coved ceiling.



KITCHEN/BREAKFAST ROOM:

Velux double glazed roof window. Range of cream fronted matching wall and base cupboards. Laminate wood effect worktop with inset four burner gas hob with electric oven under and filter hood above. Inset stainless steel sink. Space for dishwasher. Integrated fridge. Walk-in storage cupboard/pantry. Tiled floor. Radiator. Double glazed patio doors in the breakfast area leading to the garden.

Stairs with electric stairlift leading to:

FIRST FLOOR LANDING:

Access to the loft with pull down ladder. Built-in airing cupboard with radiator and slatted shelving.

BEDROOM ONE:

Double glazed windows enjoying far reaching countryside views. Built-in cupboard. Fitted wardrobes and bedside cabinets. Radiator.

BEDROOM TWO:

Dual aspect with double glazed windows enjoying far reaching views. Velux double glazed roof window. Radiator.

BEDROOM THREE:

Double glazed window overlooking the rear garden. Fitted wardrobe and bedside cabinets. Radiator.

BEDROOM FOUR:

Double glazed window overlooking the rear garden. Fitted wardrobe and double width chest of drawers. Radiator.

FAMILY BATHROOM:

Double glazed window. White suite comprising panel enclosed bath with thermostatic shower over and folding glass shower screen. Vanity unit with inset wash basin and cupboards under. WC with concealed cistern. Tiled walls. Chrome heated towel rail. Inset spotlights. Extractor fan.

OUTSIDE:

The property is approached via its own driveway leading to the SINGLE GARAGE with up-and-over door, power and light, wall mounted gas-fired combination condensing boiler and personal door to the hallway. The REAR GARDEN is terraced and landscaped with mature shrub borders, paved patio area and timber decking and enjoys far reaching views from the upper levels of the garden. Gardeners store cupboard. Side gate.



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 appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

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

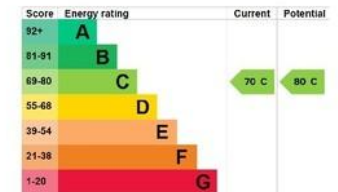
www.woodandpilcher.co.uk



First Floor



Ground Floor



Approx. Gross Internal Area
(Incl. Garage)
1652 sq. ft / 153.5 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.