



UPPER GREENWOODS LANE  
PUNNETTS TOWN, HEATHFIELD - £550,000



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# High View House

Upper Greenwoods Lane,  
Punnetts Town, TN21 9HT

**Covered Entrance Porch - Entrance Hall - Cloakroom - Sitting Room - Dining Room - Kitchen - First Floor Landing - Master Bedroom With Ensuite - Three Further Bedrooms - Bathroom - Garage & Driveway - Large Timber Workshop & Shed**

A modern detached four bedroom home situated in this tucked away lane location within the village of Punnetts Town and benefitting from wonderful countryside views to the front. The property enjoys a sitting room with open fire, dining room, kitchen and four bedrooms with a family bathroom and ensuite shower room. There is a driveway providing off road parking and access to a single garage with useful attached workshop and shed and a level enclosed rear garden with a due south sunny aspect and patio terrace.

## **COVERED ENTRANCE PORCH:**

Recessed downlighter and glazed panelled door with side screen into:

## **ENTRANCE HALL:**

Stairs to first floor landing with useful storage beneath. Wall mounted central heating thermostat. Radiator. Range of timber panelled doors to:

## **CLOAKROOM:**

uPVC obscured double glazed window to side. Low level WC. Pedestal wash basin with tiled splashback. Radiator.

## **SITTING ROOM:**

uPVC double glazed French doors and further windows giving access to the rear garden. Open fireplace with timber mantle, brick inset and tiled hearth. Radiator. Door to hallway. Glazed double doors into:

## **DINING ROOM:**

uPVC double glazed window to rear. Door to hallway. Radiator.





**KITCHEN:**

uPVC double glazed window to front enjoying distant countryside views. Range of modern marble effect worktops with inset stainless steel sink and drainer with swan neck mixer tap over. Inset four ring electric Bosch hob with extractor hood with light above and stainless steel brush fronted oven/grill below. Range of cupboard and drawer units below including space and plumbing for dishwasher and washing machine. Localised tiling. Space for fridge/freezer. Matching wall mounted cupboards. Radiator.

Stairs to:

**FIRST FLOOR LANDING:**

uPVC double glazed window to front enjoying distant countryside views. Access to loft. Airing cupboard housing hot water tank with slatted shelving over. Range of timber doors to:

**MASTER BEDROOM:**

uPVC double glazed window to rear. Range of fitted double wardrobe cupboards and chest of drawers. Radiator. Saloon doors open to:

**ENSUITE SHOWER ROOM:**

Low level WC. Pedestal wash basin with tiled splashback and enclosed Mira shower cubicle. Recessed ceiling downlighters. Extractor fan.

**BEDROOM TWO:**

uPVC double glazed window to rear. Radiator.

**BEDROOM THREE:**

uPVC double glazed window to rear. Radiator

**BEDROOM FOUR:**

uPVC double glazed window to front enjoying distant countryside views. Radiator.

**BATHROOM:**

uPVC double glazed window to front enjoying distant countryside views. Fitted with a white 'Heritage' suite with chrome effect fittings comprising low level WC with concealed cistern, set into vanity unit with cupboards and display shelf. Tiled panelled bath with mixer tap over and additional 'Aquastream' shower unit above. Tiling to the walls surrounding the bath and further localised tiling. Chrome effect heated ladder style towel rail. Tile effect flooring. Shaver point.

**OUTSIDE:**

The FRONT of the property enjoys a driveway providing off road parking and an area of hedge enclosed garden. Oil fired central heating tank. Access to a SINGLE GARAGE, which in turn gives access to a useful rear WORKSHOP and shed. Enclosed level REAR GARDEN with areas of lawn, mature flower and shrub borders, flag stone patio terracing and outside lighting.



#### SITUATION:

The property is most pleasantly situated within this favoured and popular Sussex village of Punnetts Town. The village itself enjoys a well-regarded Primary School with the market town of Heathfield being reached within five minutes drive. In general the market town of Heathfield provides a 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 Etchingham and Stonegate are approximately 9 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 Hastings and Eastbourne being reached within approximately 30 and 45 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](http://www.gov.uk)

Services - Mains Water, Electricity & Drainage

Heating - Oil-fired

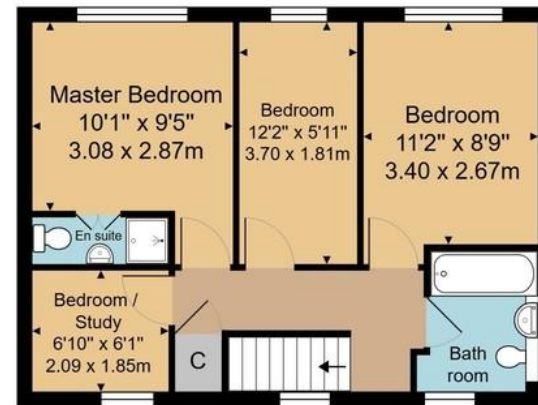
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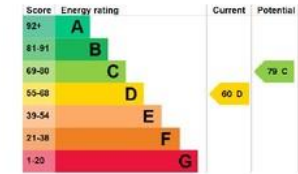
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



**First Floor**



**Ground Floor**



House Approx. Gross Internal Area 946 sq. ft / 87.9 sq. m  
Approx. Gross Internal Area (Incl. Garage & Workshop) 1225 sq. ft / 113.8 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.