



THEOBOLDS GREEN FARM
THEOBOLDS GREEN, HEATHFIELD - £850,000



Theobolds Green Farm

Theobalds Green, Heathfield, TN21 8BT

Sitting Room With Inglenook Style Fireplace - Kitchen/Breakfast Room With Beamed Ceiling - Dining Room - Lobby - Downstairs Shower/Cloakroom - Utility/Laundry Room - Study - Two Staircases To The First Floor - Bathroom - Separate WC - Three/Four Bedrooms - Grounds Extending To Approximately 2 Acres - Numerous Outbuildings

An attractive Grade II listed 3/4 bedroom detached house with grounds extending to approximately 2 acres with open lawned areas, orchard and woodland with three substantial brick outbuildings and an extensive driveway providing parking for a number of vehicles. The accommodation features a large kitchen/breakfast room, 2 reception rooms, study, inglenook fireplace and a cellar. Situated on the periphery of Heathfield less than a mile from the town centre but with countryside walks close by.

SITTING ROOM:

Window overlooking the front garden. Inglenook style fireplace with wood burning stove. Beamed ceiling. Radiator.

KITCHEN/BREAKFAST ROOM:

Windows overlooking the garden. Wood block worktops with inset gas hob and oven under. Inset twin butler sink. Larder cupboard. Wamsler Solid Fuel Range also providing the hot water and heating. Quarry tile and brick flooring. Feature bread oven. Beamed ceiling. Inset spotlights. Door to the cellar with light and power.

DINING ROOM:

Windows overlooking the front garden. Polished wooden floor. Feature fire surround with metal insert and brick hearth. Beamed ceiling. Radiator.

INNER LOBBY AREA:

Tiled floor. Second staircase to the first floor.

DOWNSTAIRS SHOWER/CLOAKROOM:

Window. Shower cubicle. WC. Wash basin. Tiled floor and walls.

UTILITY/LAUNDRY ROOM:

Window. Plumbing for washing machine. Tiled floor.



STUDY:

Window. Tiled floor.

Stairs leading to the first floor landing.

SEPARATE WC:

WC. Wash basin. Part-tiled walls. Tiled floor.

BEDROOM ONE:

Window overlooking the gardens with far reaching views. Feature fire surround with wrought iron insert. Built-in cupboards/wardrobes. Radiator. Access to:

BEDROOM 4 (ACCESSED VIA OTHER BEDROOM)

Window overlooking the front garden. Picture rail. Radiator.

BEDROOM TWO:

Window overlooking the front garden. Feature fireplace. Beamed ceilings. Radiator.

BEDROOM THREE:

Window overlooking the front garden. Picture rail. Wood effect flooring. Radiator. (Also accessed via second staircase from the ground floor).

FAMILY BATHROOM:

Window overlooking the garden with far reaching views. Roll top bath. Separate shower cubicle. Tiled floor and walls. Radiator.

OUTSIDE:

The grounds extend to approximately 2 acres (tbc) with large lawned areas, orchard, rose garden and woodland. Two substantial brick outbuildings in some disrepair. Large greenhouse. Substantial driveway with parking for a number of vehicles. Further detached brick built/tiled roof outbuilding currently used as a tractor store/gym.

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:

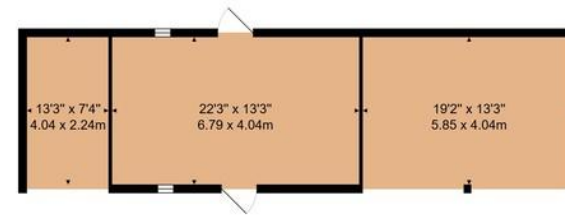
Freehold

COUNCIL TAX BAND:

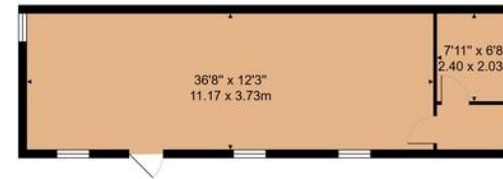
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ADDITIONAL INFORMATION:

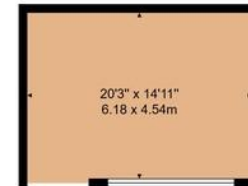
Broadband Coverage search Ofcom checker
 Mobile Phone Coverage search Ofcom checker
 Flood Risk - Check flooding history of a property England - www.gov.uk
 Services - Mains Water, Gas, Electricity
 Heating - Solid fuel heating
 Private Drainage - Septic Tank
 Rights and Easements - Public footpath up driveway through field beyond



Stables
 Area: 656 ft² ... 60.9 m²



Milking Parlour
 Area: 533 ft² ... 49.6 m²



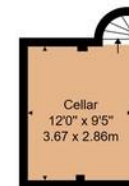
Stable
 Area: 302 ft² ... 28.1 m²



Ground Floor



First Floor



Basement

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,
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House Approx. Gross Internal Area
 2266 sq. ft / 210.5 sq. m

Approx. Gross Internal Area
 (Incl. Outbuildings)
 3757 sq. ft / 349.0 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.