



SALTERS, POOK REED LANE
HEATHFIELD - £795,000



Salters

Pook Reed Lane, Heathfield, TN21 0AU

Reception Hall - Shower/Cloakroom - Sitting Room With Open Fire - Conservatory - Kitchen/Diner - Utility Room - Three Bedrooms - Re-Modelled Bathroom - Own Driveway – Single Garage - Formal Garden, Wooded Area & Paddock (Totalling Approximately 2.8 Acres)

A three bedroom detached house dating back to approximately 1900 set within grounds extending to a total of approximately 2.8 acres with formal gardens, wooded area and paddock. The property is situated in a country lane location yet less than a mile from Heathfield town centre. The accommodation features a modern kitchen/diner, dual aspect sitting room with open fire, double glazed conservatory with stunning outlook across the garden and paddock, and a re-modelled bathroom. A single garage is approached via a gravelled driveway and there are a number of timber outbuildings with the garden adjoining the paddock.

RECEPTION HALL:

Mosaic wooden flooring, radiator, built-in storage cupboards, under stairs storage cupboard, radiator, double glazed window.

SHOWER/CLOAKROOM:

Thermostatic shower, pedestal wash basin, WC, radiator, tiled floor and walls. Double glazed window.

SITTING ROOM:

Dual aspect with double glazed windows to the front and double glazed sliding patio doors opening into the conservatory. Polished wooden flooring, feature fireplace, radiator.

CONSERVATORY:

Double glazed windows and roof with stunning outlook across the garden and paddock. Double glazed French doors leading to the garden, radiator.



KITCHEN/DINER:

Modern fitted grey fronted kitchen matching wall and base cupboards with Lyra Silestone worktop. Inset one and a half bowl stainless steel sink with integrated dishwasher and pull-out additional worktop space. Space for Range style cooker with tiled splashback and stainless steel filter hood above. Dual aspect with double glazed windows overlooking the garden and paddock beyond.

UTILITY ROOM:

Wall mounted 'Vaillant' gas fired boiler, plumbing for washing machine. Butler sink. Double glazed windows and door to the side.

Stairs leading to FIRST FLOOR LANDING:

Access to loft.

BEDROOM 1:

Double glazed window with stunning outlook across the garden and paddock, radiator.

EN-SUITE DRESSING ROOM:

Double glazed window, radiator, full length range of built-in wardrobes.

BEDROOM 2:

Double glazed window overlooking the paddock, radiator, fitted cupboard, eaves storage area.

BEDROOM 3:

Double glazed window to the front, radiator, built-in cupboard.

RE-MODELLED BATHROOM:

White suite comprising panel enclosed bath with thermostatic shower and glass shower screen, WC, pedestal wash hand basin. Tiled walls, heated towel rail, built-in storage cupboard, inset spotlights. Double glazed window.

OUTSIDE:

Own shingle driveway leading to single garage with wooden doors to the front and personal door to the side and with greenhouse attached to the rear.

There are formal gardens with paved patio areas, lawn and low hedges with views across to the paddock. Mature shrubs and trees, brick outbuilding, timber shed.

Wooded area. Timber decking with gazebo and outlook across the paddock. Timber studio, Summerhouse and Composting W.C. Gate opening into the paddock.



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 approximately 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01435 862211

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 - Gas Fired Central Heating

Private Drainage - Cesspit

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



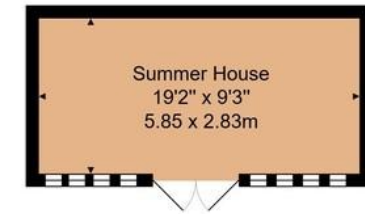
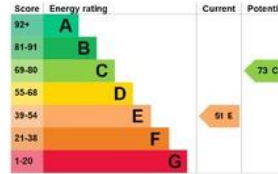
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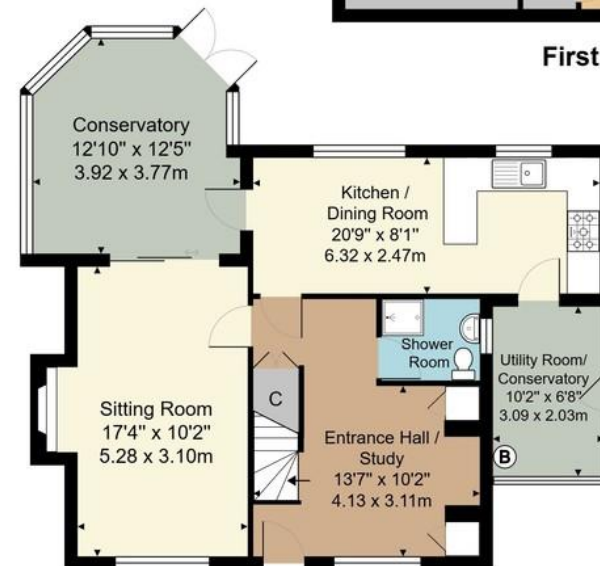


Approx. Gross Internal Area:

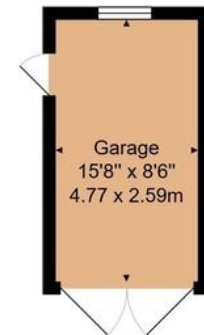
- House 1417 sq. ft / 131.6 sq. m
- Garage 133 sq. ft / 12.4 sq. m
- Summer House 178 sq. ft / 16.6 sq. m



First Floor



Ground Floor



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.