



DEWLYN

MARLE GREEN, HEATHFIELD – GUIDE PRICE £775,000 - £795,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

Dewlyn

Marle Green, Heathfield, TN21 9EA

Entrance Hall - Downstairs Cloakroom - Lounge/Diner With Feature Fireplace - Remodelled Kitchen/Breakfast Room - Snug/Study - Remodelled Utility Room - First Floor Landing With Study/Reading Area - Four Bedrooms - Bathroom Plus Separate Shower Room - Electric Gated Driveway - Oak Framed Double Garage & Workshop - Substantial Mature Rear Garden With Victorian Style Greenhouse

An exceptionally well presented and imposing four bedroom detached family house set on a bold plot of approximately 0.3 acres featuring a gated entrance with substantial shingle driveway and oak framed double garage & workshop and stunning mature garden to the rear. The property features triple glazing, a large lounge/diner with feature fireplace, remodelled kitchen/breakfast room and utility room, snug, separate bathroom and shower room.

ENTRANCE HALL:

Composite door with inset double glazed window. Tiled floor. Part panelled walls. Beamed ceiling. Radiator.

CLOAKROOM:

Triple glazed window. WC. Wash basin. Part panelled walls. Radiator.

SNUG/STUDY:

Dual aspect with triple glazed windows. Beamed ceiling. Feature brick fire surround and brick hearth. Understairs storage cupboard. Radiator.

REMODELLED KITCHEN/BREAKFAST ROOM:

Dual aspect with triple glazed windows to the front and rear. Range of cream fronted matching wall and base cupboards. Granite worktops with inset one and a half bowl ceramic sink. Integrated dishwasher and fridge. Space for range style cooker with Rangemaster filter hood above. Tiled floor. Part tiled walls. Beamed ceiling. Inset spotlights. Radiator.

UTILITY ROOM:

Triple glazed window and door to the garden. Matching wall and base cupboards. Granite worktop with inset butlers sink. Integrated fridge/freezer. Cupboard with space for washing machine and tumble drier. Tiled floor. Inset spotlights. Radiator.



INNER LOBBY:

Triple glazed windows to the front.

LOUNGE/DINER:

Triple glazed windows in bays. Beamed ceilings. Feature brick fireplace with stone hearth and LPG real flame coal effect stove. Inset spotlights. Radiators.

CONSERVATORY:

Double glazed with double glazed roof. Wood effect flooring. French doors leading to the garden.

Stairs leading to:

FIRST FLOOR LANDING:

Triple glazed window overlooking the garden. Access to the loft. Radiator.

STUDY/READING AREA:

Triple glazed windows overlooking the garden.

BEDROOM ONE:

Triple glazed windows to the front. Built-in wardrobes with sliding doors. Radiator.

BEDROOM TWO:

Triple glazed windows overlooking the rear garden. Radiator.

BEDROOM THREE:

Triple glazed windows to the front. Built-in cupboards.

BEDROOM FOUR:

Dual aspect with triple glazed windows. Radiator.

BATHROOM:

Triple glazed window. WC. Wash basin. Panel enclosed bath. Built-in cupboard. Part panelled walls.

SHOWER ROOM:

Triple glazed window. Shower cubicle. WC. Pedestal wash basin. Part tiled walls.

OUTSIDE:

Electric five bar wooden gates lead to a substantial sweeping shingle driveway giving access to an oak framed double cart lodge style GARAGE with storeroom/workshop to the side plus covered logstore. The REAR garden is beautifully presented with mature shrub and tree borders, substantial paved patio area with pergola, pond with waterfall, a variety of fruit trees, timber workshop with power and light, Victorian style greenhouse, raised vegetable beds and timber shed, water well.



SITUATION:

The Hamlet of Marle Green is situated less than a mile from Horam Village High Street, which offers day-to-day shopping facilities. In general, the High Street provides curiosity shops, dentist, doctors and a Co-op convenience store. The property is close to the famous Cuckoo Trail, a lovely countryside walks along the former railway line from Heathfield to Eastbourne Park. The market town of Heathfield can be reached within approximately 5 minutes' drive and in general terms 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 Buxted and Polegate are approximately 8 miles distant, both providing a service of trains to London. There are also bus routes that serve the village. 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 25 minutes respectively.

VIEWING: By appointment with Wood & Pilcher 01435 862211

TENURE: Freehold

COUNCIL TAX BAND: G

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, Electricity

Heating - Oil-fired

Private Drainage - Sewage Treatment Plant

AGENTS NOTE:

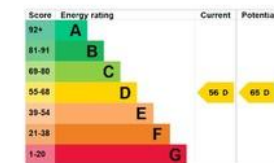
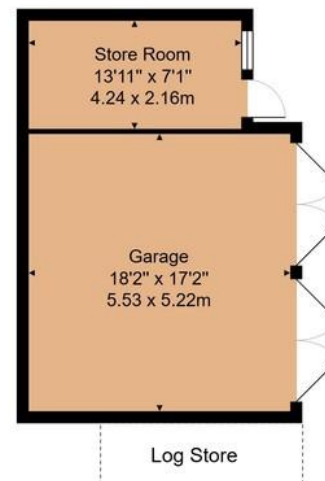
We understand that planning permission has been granted for 46 homes to be built in the field to the rear of the property (Planning Reference: WD/2022/1694).

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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House Approx. Gross Internal Area 1881 sq. ft / 174.8 sq. m
Outbuilding Approx. Internal Area 414 sq. ft / 38.4 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.