

FIRWOOD HOUSE, FIRWOOD RISE
HEATHFIELD - £950,000

Firwood House

Firwood Rise, Heathfield, TN21 8LX

Entrance Porch - Reception Hall - Sitting Room - Conservatory - Kitchen - Dining Room - Utility Room - Cloakroom - Galleried First Floor Landing - Master Bedroom With En-Suite Shower Room - Guest Bedroom With Dressing Area, En-Suite Shower Room & Balcony - 3 Further Bedrooms - Family Bathroom - 0.33 Acre Plot - Large Garage & Driveway - Private Road Location - NO ONWARD CHAIN

A spacious and individual 5 bedroom detached property situated in one of Heathfield's most sought-after private roads in a bold plot of 0.33 acres with flexible accommodation and attractive enclosed rear gardens with a heated swimming pool. The spacious rooms include a large sitting room with access to a conservatory, kitchen opening into a dining room and useful utility room providing integral access to the garage. Two large bedrooms enjoy en-suite shower rooms with a family bathroom and 3 further bedrooms on the first floor. All located within a stones throw of Heathfield High street, yet in this tucked away position. NO ONWARD CHAIN.

GLAZED ENTRANCE PORCH:

Sliding glazed patio doors. Quarry tiled flooring, wall light point and double timber inner doors into:

RECEPTION HALL:

Double glazed window to rear. Stairs to first floor. Radiator. Range of further doors to:

SITTING ROOM:

Triple aspect room with double glazed windows to sides and sliding double glazed patio doors to conservatory. Attractive brick built fireplace with inset gas fire, timber mantle and display shelf. Radiators.





CONSERVATORY:

Constructed of a range of double glazed panels with opening windows and sliding doors to rear garden. Wall mounted electric storage heater.

KITCHEN:

Large double glazed window to side. Fitted with a range of marble effect work surfaces with inset composite sink and drainer with mixer tap over. Range of matching cupboard and drawer units below incorporating stainless steel brush fronted 'Kuppersbusch' oven and grill. Inset stainless steel brush fronted five ring 'Teka' gas hob with extractor hood over. Space for further appliances. Matching wall mounted cupboards. Localised tiling. Timber effect vinyl flooring. Radiator. Timber beamed opening into:

DINING ROOM:

A dual aspect room with double glazed windows to side and double glazed sliding patio door to front garden. Timber effect vinyl flooring. A breakfast bar extends from the kitchen through the opening. Radiator.

UTILITY ROOM:

Double glazed window to front. Wall mounted 'Worcester' gas fired central heating boiler. Worktop with space and plumbing for appliances below. Glazed panel door to outside. Radiator. Glazed door into further utility lobby area with sink and drainer with cupboards below and fitted American style fridge/freezer with a glazed obscure panelled door into the garage. Door to CLOAKROOM: Obscure double glazed window to rear. Low level WC, pedestal wash basin and radiator.

FIRST FLOOR LANDING:

Spacious galleried area with large double glazed window to front. Access to loft space. Access to airing cupboard housing hot water tank with light and slatted shelving. Range of further timber panelled doors to:

MASTER BEDROOM:

Dual aspect room with double glazed windows to both sides. Range of fitted bedroom furniture incorporating wardrobe cupboards and over bed storage. Further double fitted wardrobe cupboard with light within. Vanity dresser with drawers. Radiator. Timber panelled door to:

EN-SUITE SHOWER ROOM:

Fitted with a suite comprising low-level WC, pedestal wash basin, enclosed shower cubicle being fully tiled around with extractor fan. Vinyl tile effect flooring. Radiator.

BEDROOM TWO:

Double glazed window to front. Useful eaves storage. Wall panelling. Radiators. Door to lobby with access to a balcony (currently in need of attention) and to:

EN-SUITE SHOWER ROOM:

Dual aspect with double glazed window to side and rear. Low level WC. Pedestal wash basin. Enclosed shower cubicle. Tiling to walls. Radiator.

DRESSING ROOM:

Double glazed window to rear. Exposed wall panelling. Radiator.

BEDROOM THREE:

Dual aspect room with double glazed window to front and side. Mirror fronted fitted wardrobe cupboards. Radiator.

BEDROOM FOUR:

Double glazed window to front. Mirror fronted fitted wardrobe cupboards. Radiator.

HOME OFFICE/BEDROOM FIVE:

Double glazed window to rear. Radiator.

FAMILY BATHROOM:

Obscure double glazed window to side. Louvred door to useful shelved cupboard. Fitted with a suite comprising low level WC, enclosed panelled bath with mixer tap and shower attachment over. Twin wash basins set into a tiled display surface with vanity mirror and light over. Localised tiling. Radiator.

OUTSIDE:

To the FRONT of the property is a DRIVEWAY providing off road parking for several vehicles and giving access to a GARAGE with window and personal door to outside, electric up-and-over door, wall mounted fuse box, power and light. Raised brick flower and shrub borders and gated access either side give access to the rear. A large flagstone patio terrace to the front provides a further seating area. The REAR GARDEN enjoys areas of lawn, flower and shrub borders and being fence enclosed with ornamental fish pond with running water feature and various pathways giving access to a large HEATED SWIMMING POOL with a terraced surround. Decked area (in need of attention) with summer house and a pool house with leisure facilities (unused for some time). Outside lighting and side area with greenhouse, garden shed and pool room housing air source heater and filtration system. Outside tap.



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 & Drainage

Heating - Gas-fired

AGENTS NOTE:

Firwood Rise is a Private Road. There is a current annual charge of £50 for the upkeep of the road.





House Approx. Gross Internal Area
2947 sq. ft / 273.8 sq. m

Approx. Gross Internal Area
(Incl. Swimming Pool, Summer Houses)
3828 sq. ft / 355.6 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.

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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