



**MORELAND HOUSE**  
MAYNARDS GREEN, HEATHFIELD - £600,000



# Moreland House

Maynards Green, Heathfield, TN21 0DE

**Entrance Hall - Sitting Room With Far Reaching Views -  
Dining Room - Study - Kitchen/Breakfast Room - Utility Room -  
Landing - 4 Good Sized Bedrooms (Master With Dressing Area) -  
Family Bathroom - En-Suite Bathroom - Brickset Driveway -  
Double Garage - Garden Backing Onto Fields & Woodland  
Beyond**

A well proportioned 4 bedroom detached family home built in the early 1990's and enjoying panoramic countryside views to the rear. Situated in the small Hamlet of Maynards Green just a short walk from the highly regarded local primary school and the 'Cuckoo Trail' popular with walkers and cyclists alike. The accommodation features a spacious sitting room with wood burning stove, separate dining room and study, kitchen/breakfast room and utility. A double garage to the front provides parking in addition to a brickset driveway and lawned garden to the rear backs onto fields.

#### **ENTRANCE HALL:**

Built-in cloaks cupboard with shelved storage area. Under stairs storage cupboard with automatic light. Coved ceiling. Radiator.

#### **REMODELLED CLOAKROOM:**

Leaded light double glazed window. WC. Wash basin with cupboard under. Part tiled walls. Tiled floor. Coved ceiling.

#### **SITTING ROOM:**

Triple aspect with leaded light double glazed windows and double glazed sliding patio doors enjoying panoramic countryside views to the rear. Wood burning stove with fire surround and wooden mantle. Coved ceiling. Radiators.

#### **STUDY:**

Double glazed windows overlooking the garden and countryside beyond. Wood effect flooring. Coved ceiling. Radiator.

#### **DINING ROOM:**

Dual aspect with leaded light double glazed windows. Coved ceiling. Radiator.



**KITCHEN/BREAKFAST ROOM:**

Double glazed windows overlooking the rear garden and fields and countryside beyond. Range of wooden fronted matching wall and base cupboards. Laminate worktop with inset stainless steel sink. Space for cooker and dishwasher. Integrated fridge and freezer. Tiled floor and part tiled walls. Inset spotlights. Coved ceiling.

**UTILITY ROOM:**

Wooden fronted matching wall and base cupboards. Laminate worktop with inset one and a half bowl stainless steel sink. Space for washing machine. Tiled floor and part tiled walls. Inset spotlights. Coved ceiling. Leaded light double glazed door leading to the side. Radiator.

**STAIRS LEADING TO THE FIRST FLOOR LANDING:**

Access to the loft with pull down ladder. Built-in airing cupboard housing the hot water cylinder with slatted shelving above. Coved ceiling.

**BEDROOM ONE:**

Dual aspect with leaded light double glazed windows to the front and double glazed windows to the rear enjoying spectacular panoramic countryside views. Wood effect flooring. Radiators. Dressing area.

**BEDROOM TWO:**

Leaded light double glazed window. Fitted wardrobe and dressing table. Coved ceiling. Radiator.

**EN-SUITE BATHROOM:**

Leaded light double glazed window. A white suite comprising panel enclosed bath with mixer taps and shower attachment. WC with concealed cistern. Wash basin with cupboards under. Heated towel rail. Tile effect flooring. Inset spotlights. Extractor fan.

**BEDROOM THREE:**

Double glazed window overlooking the garden with panoramic countryside views beyond. Coved ceiling. Radiator.

**BEDROOM FOUR:**

Double glazed window enjoying panoramic countryside views. Full length range of fitted wardrobes. Coved ceiling. Radiator.

**OUTSIDE:**

The property is approached via a brickset driveway providing additional parking and leading to a detached double garage with electric up and over door, power and light with leaded light window. The rear garden features a paved patio area, lawn, power points, outside water tap, flower and shrub borders backing onto fields and enjoying a stunning outlook across the countryside.



**SITUATION:**

Located in the small hamlet of Maynards Green that offers Primary School and local Inn. The town centre of Heathfield is within easy reach by car providing a fine 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. 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 an approximately 45 and 35 minutes drive respectively. Train stations at both Buxted and Stonegate are approximately 8 miles distant, both providing a service of trains to London.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher 01435 862211

**AGENTS NOTE:**

We have produced a virtual video/tour of the property to enable you to obtain a better picture of it. We accept no liability for the content of the virtual video/tour and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

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 obtained. 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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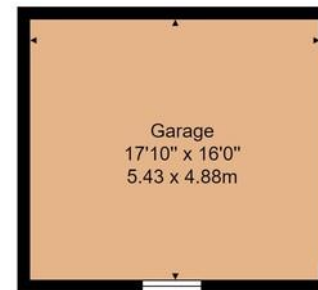
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**First Floor**

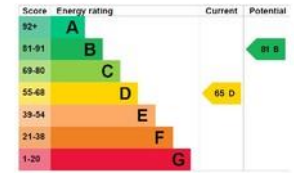


**Ground Floor**



House Approx. Gross Internal Area  
1593 sq. ft / 148.0 sq. m

Garage Approx. Internal Area  
286 sq. ft / 26.5 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.