



Amhurst Bank

Cade Street | Heathfield | East Sussex | TN21 9BU

FINE & COUNTRY





STEP INSIDE

Amhurst Bank

Fine & Country are proud to bring to market this characterful five-bedroom detached period family home located in an enviable semi-rural position with stunning views of the South Downs and Pevensey Bay and surrounded by landscaped gardens, kitchen garden and grounds of approximately 2.5 acres. The property features a garage, tennis court, swimming pool and large brick-built barn with excellent potential in a in the small hamlet of Cade Street near the popular market town of Heathfield.

This beautiful family home, which also benefits from a private drive and ample parking, is in a private position set well back from the road in an area of Outstanding Natural Beauty and is believed to date back to the 17th century with later additions.

The house, which has a host of character features including exposed beams and timbers and an inglenook fireplace with a wood burning stove, includes just over 2300 square feet of internal living space, is set over three floors, and consists of, on the ground floor, a kitchen/breakfast room, utility room, conservatory, dining room, sitting room, cloakroom, and laundry room.

On the first floor you find four bedrooms, an ensuite shower room and a family bathroom while on the second floor you find a further bedroom.

On entering the house through the front door, you enter a central hallway with a cloak room and a laundry room to your right while straight ahead you enter a well-proportioned study with French doors leading to the garden. From the entrance hall to your left you enter the dining room which leads into a conservatory while to the left-hand side of the property you find a double aspect sitting room and an open plan kitchen/breakfast room with an adjacent utility room.

Taking the stairs from the dining room to the first floor you find four bedrooms, with the principal bedroom benefiting from a large ensuite shower room, walk in closet, and a large bay window overlooking the garden and taking in the stunning views. Also on the first floor is a modern family bathroom while stairs from the central hallway take you to the second floor where you find a further bedroom.

The house is approached via a private drive with a five-bar gate opening onto an extensive parking area and a timber built double garage.





STEP OUTSIDE

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Outside, the property is surrounded by mature landscaped gardens including a vegetable garden with raised beds and a large fruit cage. A cottage style garden and patio sit adjacent to the house which leads on to more formal gardens manly laid to lawn with a variety of mature trees, shrubs, and borders. Also, in the grounds you find a large tiled and heated swimming pool, tennis court, meadow and pond. The property further benefits from a wonderful opportunity to develop an existing brick-built barn to provide further accommodation/workshop/office as required, subject to the necessary permissions. Additionally, pre planning enquiries indicate an opportunity to significantly extend the ground floor footprint at the rear.

This wonderful property is in an enviable semi-rural position on the outskirts of the popular village of Heathfield in the small hamlet of Cade Street. The area boasts a variety of footpaths and pubs within walking distance.

The nearby market town of Heathfield provides comprehensive shopping facilities including several supermarkets, a butcher, banks, bakery, and post office. Royal Tunbridge Wells to the north and Eastbourne to the south offer excellent shopping facilities - both within about 15 miles.

Leisure facilities include a small sports centre next to the community college in Cade Street, a number of golf courses (East Sussex National, Wellshurst and Crowborough), sailing at Bewl Water and Sovereign Harbour, Eastbourne and riding and tennis clubs in Horam and Cross-in-Hand together with local rugby and football clubs.

Schools are well catered for with All Saints & St Richards primary school in Old Heathfiled and further primary schools in Punnetts Town and Broad Oak and Heathfield Community College (secondary) in Cade Street. Private prep schools include Bricklehurst Manor, Skippers Hill, Cumnor House and Vinehall. Senior schools include Eastbourne College, St Leonards Mayfield, Brighton College and Bedes.

The area benefits from excellent transport links with the A21 in giving access to the M25 to the north and the A22 and A272 giving good access to the west and Gatwick airport. The nearest train services are from Stonegate (approx. 6.3 miles) and Buxted (8.5 miles) - giving a good direct service into London Bridge and Charing Cross.

Freehold
EPC Rating F
Council Tax Band F

£ 1,250,000



Amhurst Bank, Cade Street, Heathfield, TN21

Approximate Area = 2391 sq ft / 222.1 sq m (excludes void)

Limited Use Area(s) = 174 sq ft / 16.2 sq m

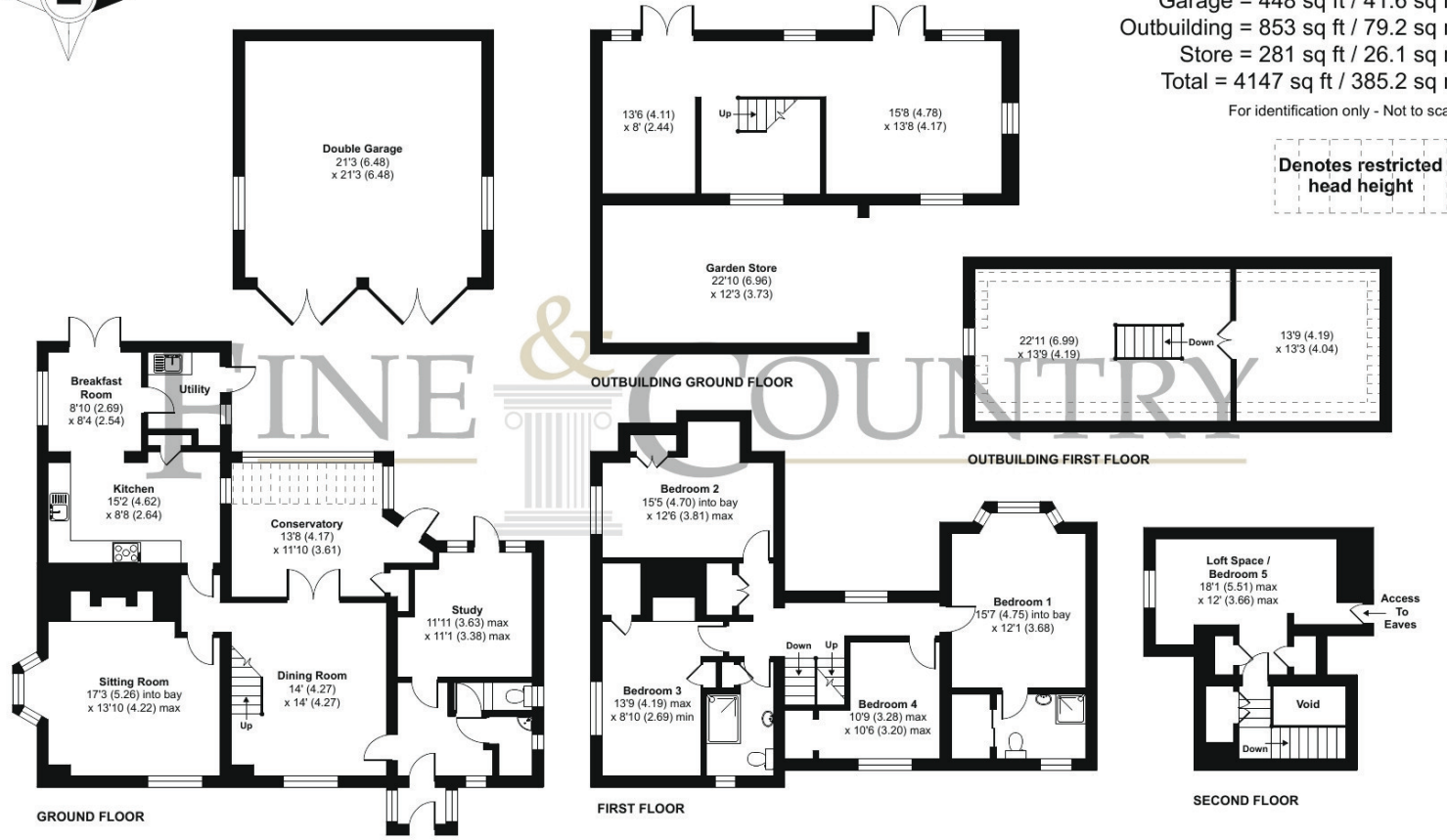
Garage = 448 sq ft / 41.6 sq m

Outbuilding = 853 sq ft / 79.2 sq m

Store = 281 sq ft / 26.1 sq m

Total = 4147 sq ft / 385.2 sq m

For identification only - Not to scale



£ 1,100,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	30 F	
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Fine & Country. REF: 1008297



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 07.08.2023





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