

17 Gorse Hill
Broad Oak, Heathfield,
TN21 8TW

burnett's
Individual Property : Individual Service



A deceptively spacious, detached family house, offering four double bedrooms, ensuite and bathroom, front to rear, open plan sitting/dining room, recently upgraded kitchen/breakfast room, playroom/office and store, entrance hall and cloakroom, plus off road parking space and front and rear gardens, all in a quiet cul-de-sac location, with views from the first floor. NO CHAIN

Offers in Excess of £525,000 Freehold

Mayfield Office

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Mayfield, TN20 6AB
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Wadhurst Office

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17 Gorse Hill

Broad Oak, Heathfield, TN21 8TW

Offers in Excess of £525,000 Freehold

17 Gorse Hill enjoys a corner plot location on this popular estate within Broad Oak, with local footpaths to the local store and post office. The house has recently been altered and improved by the current owners to include a new boiler, garage conversion, new kitchen and new en-suite ceiling, décor and flooring throughout.

The house is accessed via a front door to an entrance hall with a staircase to the first floor and under stairs storage, plus a door to the cloakroom, comprising a WC and basin with a window to front.

The sitting room has been the subject of a complete overhaul, with new ceiling, décor, flooring, an improved fireplace and windows to front and sliding doors to the rear garden and double doors to the recently refitted kitchen.

The kitchen comprises a range of cupboards and drawer units, beneath wood block worktops, with an integrated sink and drainer, cooker and space for further appliances, and access to the rear garden and windows overlooking the rear garden.

The current owners have also converted the rear portion of the garage into a useful playroom/office, with a window to side. The front portion is still accessed via the front garage up and over door, and forms useful storage.

The first floor provides a decent landing with access to the loft (not inspected) and the airing cupboard.

The master bedroom is at the front of the house, with fitted wardrobes and a door to the large en-suite, comprising a bath, WC and basin, with a further window to front.

There are two further double bedrooms with fitted wardrobes and enjoying the best of the views from the first floor over the Rother Valley to Mayfield, with a fourth bedroom in between. The family bathroom has a new floor, and comprises a bath with shower over, WC and basin, tiled walls and window to side.

The gardens are split, with the front garden providing a good-sized lawn with mature shrubs and the driveway providing a single off road parking space in front of the garage. The rear garden is tiered, with a patio at the rear of the house, including flower beds and paths down to the lower levels, which are mainly laid to lawn with hedge and fence boundaries.

The property is located in a quiet cul de sac within the village of Broad Oak, with a nearby footpath to a small Spar village store and post office, gym, hairdressers and Broad Oak Pre-School.

The medieval villages of Mayfield and Burwash are approximately 5 miles from the property and both have a good range of shops, pubs, schools and annual events. There are Churches of various denominations, period Inns and a Primary School. For more comprehensive facilities the nearest town is Heathfield, approximately 3 miles away, and the larger town of Royal Tunbridge Wells is approximately 9 miles to the north, and the coastal towns of Hastings and Eastbourne are approximately 30 minutes by car.

Stonegate train station is 4.7 miles from the property, with regular trains to London in approximately 1 hour 10 mins.

Nearby leisure facilities include several Golf Courses, water sports can be enjoyed at the nearby Bewl Water Reservoir and along the Coast. Mayfield has its own Tennis club and there are several public footpaths and bridleways providing lots of beautiful countryside and woodland walks. Other local attractions include Bedgebury Park, Batemans, Hever Castle, Battle Abbey, Harrisons Rocks and Bluebell railway steam trains. There is a superb trout fishery nearby and the Lakedown Brewing Co taproom selling their own beers.

There are a good range of local schools including: All Saints & St Richards School, Parkside Primary School and Heathfield Community College within Heathfield/Old Heathfield, and Punnetts Town Primary School.

MATERIAL INFO

Council Tax Band E, (rates are not expected to rise upon completion).

Mains Gas, electricity, water and sewerage.

The property is believed to be of block and timber construction with tiled elevations and a tiled roof.

We are not aware of any safety or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the AONB but not a conservation area.

The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: we are informed that Ultrafast broadband is available at the property.

There is mobile coverage from various networks.

We are not aware of any mining operations in the vicinity.

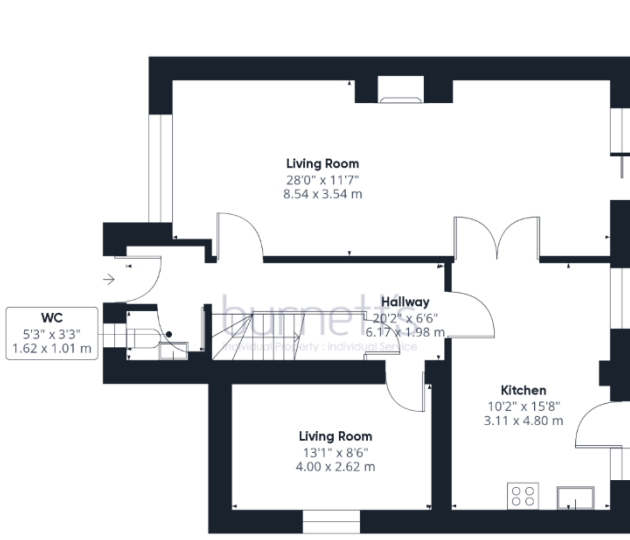
We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.

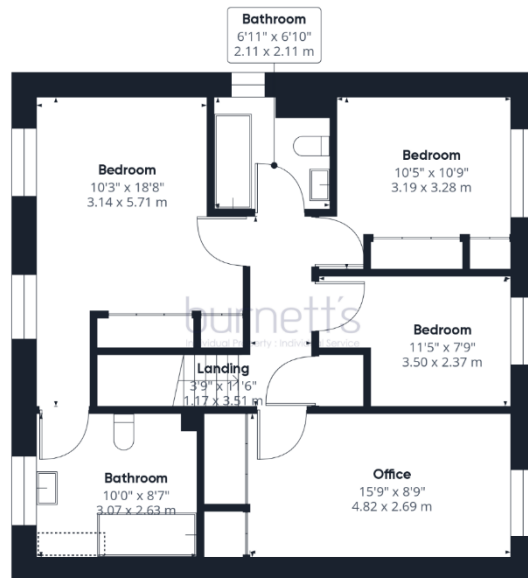


17 Corse Hill Broad Oak HEATHFIELD TN21 8TW	Energy rating D	Valid until: 27 January 2032 Certificate number: 3632-7029-8100-0028-3222
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Property type	Detached house
Total floor area	125 square metres



Ground Floor



Floor 1

Approximate total area^①
 1475.18 ft²
 137.05 m²

Reduced headroom
 5.79 ft²
 0.54 m²

Excluding balconies and terraces

① Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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www.burnetts-ea.com

Mayfield: 01435 874450

Wadhurst: 01892 782287



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.