



burnett's
Individual Property : Individual Service



Enjoying spectacular views to the English Channel, this house enjoys bright and immaculately presented accommodation to comprise four bedrooms, a modern family bathroom, extended and modern kitchen/breakfast room, open plan reception rooms, gardens, garage and parking. EPC Rating: C.
Price Guide: £750,000



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Langdale

Halley Road, Broad Oak, Heathfield, TN21 8TG

Price Guide: £750,000 Freehold

Langdale is a superb property, located in a popular road, opposite rolling farmland and with stunning views to the English Channel. The house is immaculate, having been beautifully refurbished over the years by the current owners, to include a new kitchen, bathroom, cloakroom, flooring, décor, fireplace and wood burner, central heating boiler and some electrical works.

One enters via a glass front porch, with a further door to the entrance hall, complete with a galleried landing and a door to the cloakroom, comprising a WC and basin.

A door leads into the sitting room, which forms a large, open and light space, with a picture window taking in the views, and the fireplace and wood burner to one wall. A large opening leads into the dining room, which in turn has a picture window to the rear garden.

A door leads into the renewed kitchen, with a further door to the entrance hall, and comprises a range of cupboards and drawers, with white quartz worktops and engineered oak flooring. Integrated appliances include a dishwasher, fridge, range cooker and a sink with a mixer tap and drainer. A window overlooks the rear garden and glass double doors lead into the breakfast room/utility room.

This room accesses the garden, and has windows to the rear, with space for a table and chairs, plus matching units to the kitchen, and space for further appliances, such as the washing machine and drier, plus a further sink.

A door leads into the garage, with an electric up and over door to the front drive.

The first floor landing is a bright open space, with a large window to the front with even better views than the sitting room! The main bedroom forms a large room, again with exceptional views and fitted wardrobes. It is considered that the room is large enough to accommodate an en-suite, if someone so wished.

The second bedroom is to the rear, with a view over the garden and fitted wardrobes, with bedroom four adjacent. Bedroom three faces the front and has the fine views.

The bathroom is at the rear, and originally formed two separate rooms, but is now amalgamated into one large space, comprising a bath with a shower over and screen, basin, WC and two windows to rear, heated towel rail and a tiled floor.

Outside to the front is a lawned area, with the drive leading from the road to the garage, and forming off road parking for two to three cars. There is a mature hedge to one side, and shrubs to the other, plus a lovely Jasmine that grows over one corner of the house. A path leads to the front door, and a further path, via a gate, leads to the rear garden.

The rear garden enjoys mature hedge and fence boundaries, with mature flowerbeds, shrubs and a good area of lawn. Immediately behind the house is a paved patio, accessible from the breakfast area, and forming an ideal alfresco dining space.

Broad Oak is a small, popular village, with a small Budgens village store, post office, gym and hairdressers, the popular Tottingworth Park Farm Shop and a short distance to the renowned Lakedown Brewing Co taproom owned by pop legend Roger Daltrey.

The medieval village of Mayfield is approximately 5 miles from the property & 1.5 miles from Burwash, and both have a good range of shops, pubs, schools and annual events. There are Churches of various denominations & period Inns. For more comprehensive facilities the nearest town is Heathfield, approximately 3 miles away, and the larger town of Royal Tunbridge Wells is approximately 12 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 South Eastern trains to London Charing Cross, London Bridge, London Cannon Street, London Waterloo East, Tunbridge Wells and Hastings. Journey time to London Bridge is approximately 1 hour.

The area provides an excellent selection of both state primary schools (Parkside & Burwash Primary Schools are both rated Ofsted outstanding) and independent schools (Sacred Heart Wadhurst and Skippers Hill). Secondary options include Heathfield Community College, Uplands Wadhurst, Mayfield Girls School, plus the area is on the private mini bus route for other independent schools such as Bedes and Claremont.

Material Information:

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

Mains Gas, electricity, water and sewerage.

Private renewable energy provided by:

The property is believed to be of brick construction with part tiled elevations and a tiled roof with small flat roofed areas.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the AONB.

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.

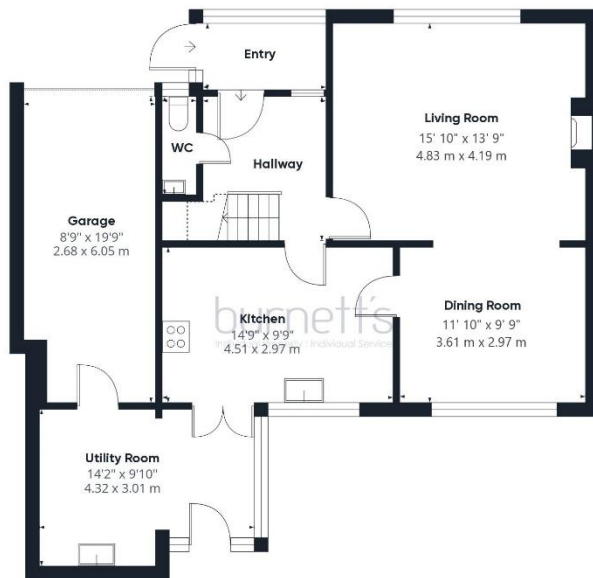
Broadband coverage: we are informed that Ultrafast broadband is available at the property.

Mobile Coverage: There is limited mobile coverage from various networks.

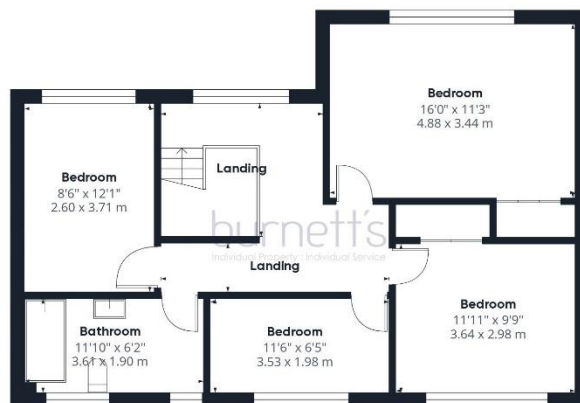
We are not aware of any mining operations in the vicinity.

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

The property does not have step free access.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1625.88 ft²
151.05 m²

Reduced headroom

14.02 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy performance certificate (EPC)

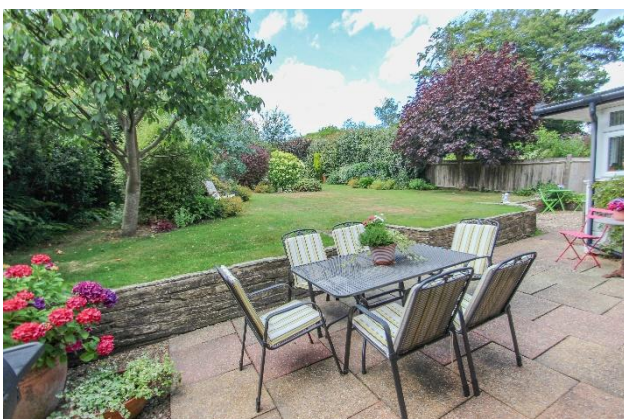
Langdale Halley Road Broad Oak HEATHFIELD TN21 8TG	Energy rating	Valid until: 13 May 2034
	C	Certificate number: 4700-2946-0722-4399-3543

Property type

Detached house

Total floor area

158 square metres



Mayfield: 01435 874450

Wadhurst: 01892 782287

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