



Woodlands, Turners Green, Heathfield, East Sussex









# Woodlands, Turners Green, Heathfield, East Sussex

A most attractive detached family house located in a wonderful rural setting, yet close to local amenities. The beautifully presented property benefits from a detached double garage with studio above and lawned gardens with a large paved terrace.

Rushlake Green 1 mile. Heathfield 4 miles. Mayfield 7.3 miles. Etchingham station 8.3 miles (London Bridge from 64 minutes). Battle 8.5 miles. Stonegate station 8.6 miles (London Bridge from 1 hour). Buxted station 10 miles (London Bridge from 76 minutes). Wadhurst 12 miles. Eastbourne 16.4 miles. Tunbridge Wells 16 miles. Lewes 18.3 miles. London 54 miles. (All times and distances approximate).



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**Tenure:** Freehold

**Local authority:** Wealden District Council, Tel. 01892 653311

**Council tax band:** G

**Services:** Mains water and electricity. Oil-fired heating. Private drainage.





## The Property

Woodlands comprises a handsome double fronted family house located in a wonderful rural setting, yet close to local amenities. The unlisted property offers well-proportioned accommodation totalling about 2046 sq ft, arranged over three floors, and is beautifully presented throughout. The front door opens into a spacious entrance hall giving access to a sitting room to the left and a study to the right which has an charming bay window to the front.

The fabulous 'L' shaped triple aspect kitchen/dining room is located at the rear of the house and is a particular feature of the property. It includes bi-fold doors to two walls which open out to the paved terrace and gardens creating the perfect entertaining space. The well-equipped modern kitchen has a range of Shaker style fitted units with integrated appliances, a Butler's sink and a central island with breakfast bar. There is also a useful utility room off the hall with fitted cupboards, sink and w.c.

On the first floor, the principal bedroom has a window to the front, fitted wardrobe cupboards and an en suite 'Jack 'n Jill' shower room. There are two further good sized bedrooms, one of which has an attractive bay window to the front. Stairs lead up to a further spacious bedroom on the second floor which has a vaulted ceiling and exposed beams and enjoys fantastic views over the surrounding countryside. There is also a beautifully appointed bathroom on this level with a free standing bath and a large shower.

## Gardens and Grounds

The house is approached via a gated entrance over a gravel driveway providing off-road parking and leading to the detached double garage. Above the garage, there is a spacious studio, accessed via an external staircase, with a kitchenette area and Velux windows. The front garden is laid to lawn, hedged and fenced on all sides. The enclosed rear garden is laid to lawn with mature trees and shrubs. A paved terrace runs the width of the house and garage/studio building, perfect for al fresco dining and entertaining.





Beautifully presented family accommodation in a wonderful rural setting, yet still close to local amenities.



## Situation

Woodlands occupies a wonderful rural position, within the High Weald Area of Outstanding Natural Beauty, in the small hamlet of Turners Green and just under a mile from the village of Rushlake Green which offers facilities for everyday needs. The nearby town of Heathfield offers a wider variety of recreational and shopping amenities with multiple shops, including a Waitrose, as well as a leisure centre, pre-school and primary schools and doctors surgery. The pretty and historic 16th Century Sussex village of Mayfield provides a good range of local shops as does the popular village of Wadhurst and the larger centre of Tunbridge Wells. Train services are available from Etchingham, Stonegate and Wadhurst with a regular service to London. There is an excellent choice of schools in the area, in both the state and private sectors, including Mayfield CE Primary, Mayfield School (girls), Skippers Hill Manor (Five Ashes), Vinehall (Robertsbridge), Bede's (Upper Dicker), St Andrews Prep (Eastbourne), Eastbourne College, Benenden School (girls), Dulwich Preparatory (Cranbrook), Holmewood House (Langton Green) and The Skinners School (Tunbridge Wells). Leisure activities in the area include Mayfield village cricket, football and tennis clubs; golf at Dale Hill (Ticehurst), East Sussex National (Uckfield), Piltdown, The Nevil (Tunbridge Wells), Beacon (Crowborough), Royal Ashdown and at Rye. Sailing and water sports at Bewl Water and on the south coast; walking and cycling at Bedgebury Pinetum and the 'Cuckoo Trail' from Heathfield.

## Directions (TN21 9RB)

From Tunbridge Wells, proceed south on the A267 for about 9 miles, passing through Frant and Mark Cross and by-passing Mayfield (following signs for Heathfield). At the roundabout, take the first exit onto Stone Cross (signposted 'Mayfield historic village') then take the first turning on the right onto Knowle Hill (signposted Newick Lane). After 0.3 of a mile, turn right onto Newick Lane and continue for 3.2 miles. At the T-junction, turn left onto the A265 then take the first turning on the right onto Battle Road (B2096). Continue for 2.9 miles then turn right onto Middle Lane (signposted Rushlake Green). Continue for 0.2 of a mile and the gated entrance to Woodlands will be found on the left-hand side, immediately before the grass triangle and turning to Dallington.







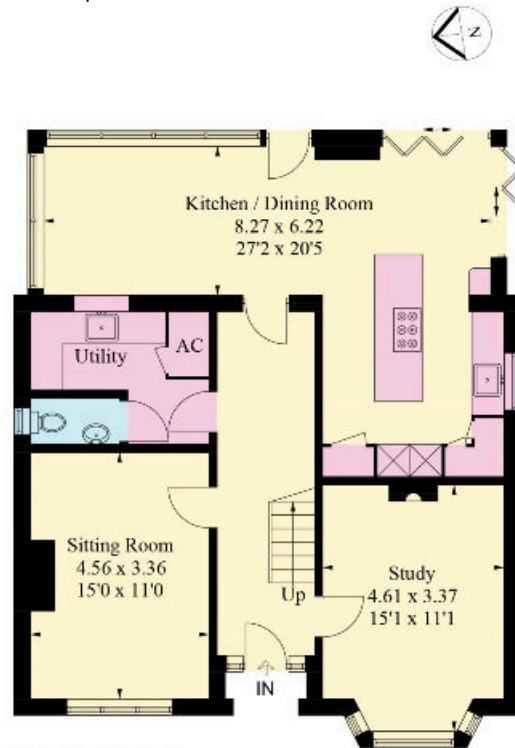
## Approximate Gross Internal Floor Area

**House: 190.1 sq m / 2046 sq ft**

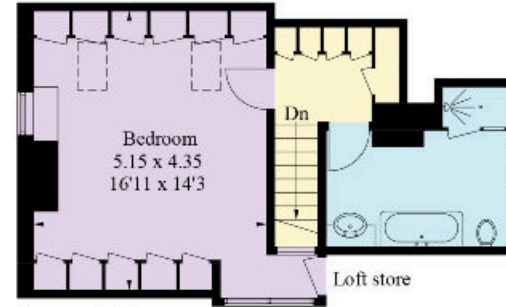
**Garage: 63.9 sq m / 688 sq ft**

**TOTAL: 254.0 sq m / 2734 sq ft**

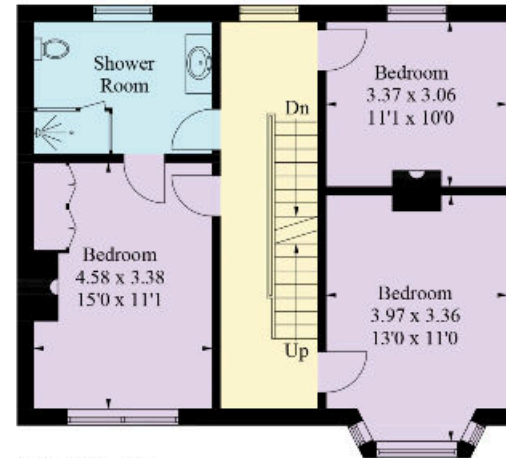
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



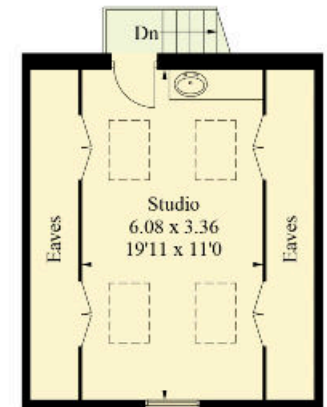
**Ground Floor**



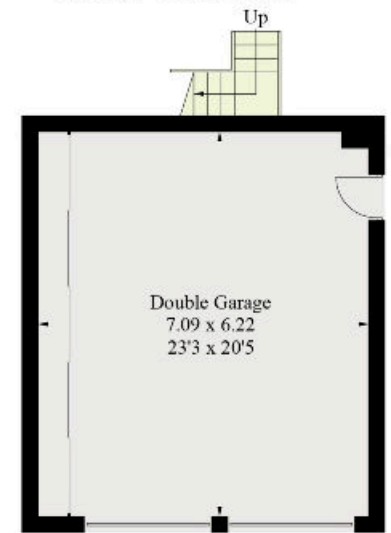
**Second Floor**



**First Floor**



**Garage - First Floor**



**Garage - Ground Floor**  
(Not Shown In Actual Location / Orientation)

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