



Woodlands Heathfield Road, Halland

Lewes

Guide Price **£600,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

Woodlands Heathfield Road

Halland, Lewes

A deceptively spacious and beautifully positioned four bedroom two bathroom detached country home with a range of substantial outbuildings. Occupying a completely secluded plot of 0.24 of an acre adjoining woodland to the rear.

Woodlands is an impressive country home found off a long drive which serves only one other property. The property was originally built as a bungalow and a two storey extension to rear was constructed and served as a separate dwelling. After significant works and re-configuration, the property now offers spacious and versatile accommodation. The loft in the single storey portion could easily be converted and provide two further bedrooms. The outbuildings are a particular interest, there is a garden room and a substantial chalet which served as a cinema room.

The property is entered via an entrance porch which continues through to a spacious entrance hallway, there are two bedrooms and family bathroom comprising a white suite and enclosed bath. The living area is impressive, largely open plan, made up of a double aspect sitting/dining room with two fireplaces, one with a wood burning stove. The kitchen is fitted with a matching range of units and integrated Smeg appliances. There is a family room and large utility/boot room.

Council Tax band: F

Tenure: Freehold





Woodlands Heathfield Road

Halland, Lewes

The first floor provides two double bedrooms and a shower room with eaves storage. Outside, the front of the property is approached via a brick paved driveway, the grounds surround the property on all sides, to one side is the garden room. The rear garden is predominantly laid to lawn with a seating terrace adjoining the rear of the property, an outdoor kitchen is found to one side and a metal shed beyond. The whole enjoys a pleasant back drop of the woodland to the rear.

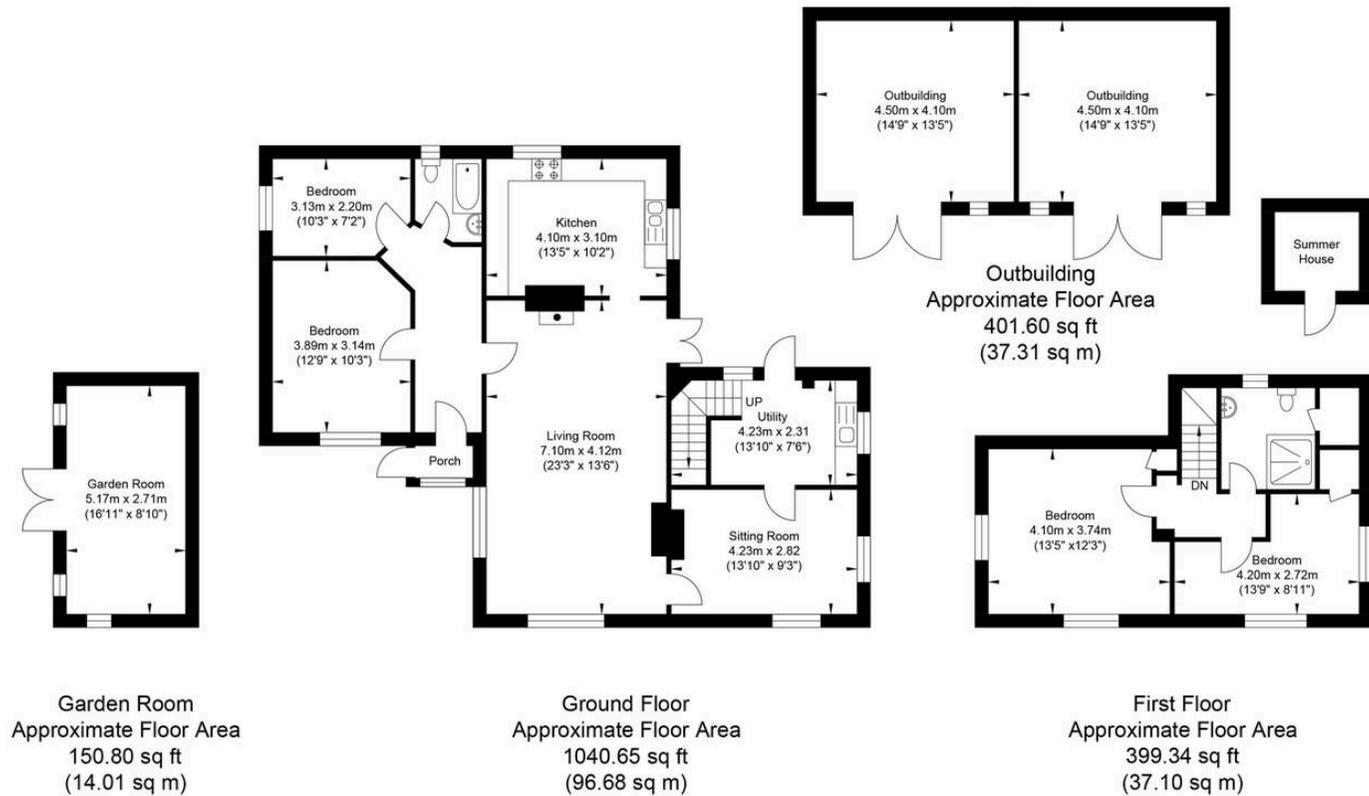
EPC: TBA

Tenure: Freehold

- A deceptively spacious detached country home
- Occupying a completely secluded plot of 0.24 of an acre
- Range of useful outbuilding
- Situated off a long drive
- Tremendous scope to convert the loft to provide further bedrooms
- 23'3 x 13'6 open plan sitting/dining room with two fire places
- Family room | utility/boot room
- Kitchen with double ovens
- Outdoor kitchen



Heathfield Road



Approximate Gross Internal Area (Excluding Outbuilding & Garden Room) = 133.78 q m / 1439.99 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street - TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.