



HAWTHORNS, TILSMORE ROAD

HEATHFIELD - £840,000



**WOOD &
PILCHER**

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Hawthorns
Tilsmore Road, Heathfield, TN21 0XU

Entrance Vestibule - Hallway - Cloakroom - Utility Room - Large Open Plan Kitchen/Dining Room - Family Room - Sitting Room - Study - 5 Bedrooms - Family Bathroom & 2 En-Suite Shower Rooms - Extensive Gardens - Off Road Parking - Detached Garage

A substantial and beautifully presented detached Edwardian house retaining many original features including fireplaces and corncicing and having been extended over the years and now offering 5 bedrooms, 3 reception rooms plus a ground floor study including an exceptionally spacious family room, family bathroom plus en-suite facilities to 2 bedrooms and a re-modelled bespoke kitchen/diner. Positioned in a large plot, the property is approached via a gated entrance with driveway providing parking for a number of vehicles in addition to a single detached garage. There is a large garden to the rear mainly laid to lawn with numerous fruit trees and vegetable garden. Conveniently situated in a highly desirable road just a short walk from the town centre.

ENTRANCE VESTIBULE:

Vaulted ceiling and light oak flooring opening into:

HALLWAY:

Downlighters. Light oak flooring. Upright radiator.

CLOAKROOM:

Double glazed window. WC. Corner wash basin. Cupboard above housing electrical consumer unit. Light oak flooring. Downlighter. Radiator.

UTILITY ROOM:

Window. Tiled worktop with inset wash basin and space under for washing machine. Wall mounted gas fired boiler. Tiled floor.





REMODELLED KITCHEN/DINER:

Kitchen Area: Sash windows. Bespoke designed cabinetry by Eridge Green kitchens. Range of light coloured matching wall and base cupboards. Quartz worktops with inset double ceramic sink. Quooker hot and filtered water tap. Gas-fired four oven Aga. Built-in electric oven with steamer. Integral dishwasher and fridge freezer. Central island with quartz worktop and inset 'Neff' induction hob with integrated downward extractor fan. Breakfast bar. Engineered oak flooring. Open to:

Dining Area: Picture rail. Cornicing. Engineered oak flooring. Victorian-style radiator. Glazed double doors open to:

FAMILY ROOM:

Bright and spacious dual aspect room with numerous double glazed sash windows. Double glazed doors leading to the garden. Underfloor heating. Engineered oak flooring. Downlighters.

Further entrance porch to the side with quarry tiled floor.

INNER HALLWAY:

Original wood block flooring. Picture rail. Cornicing. Radiator.

SITTING ROOM:

Sash windows. Glazed double doors leading to patio/sun terrace. Polished wooden flooring. Cornicing. Picture rail. Feature fireplace with wood burning stove. Victorian-style radiator.

STUDY:

Sash window. Original wood block flooring. Picture rail. Radiator.

FIRST FLOOR LANDING:

Sash windows. Cornicing. Dado rail. Radiator.

BEDROOM:

Sash windows overlooking the garden and enjoying far reaching views across Heathfield. Feature cast iron fireplace with tiled insert and hearth. Picture rail. Built-in wardrobe. Cornicing.

BEDROOM:

Sash windows with far reaching views. Feature fireplace with cast iron insert and tiled surround and hearth.

BEDROOM:

Sash windows. Picture rail. Feature fire surround with cast iron insert and tile surround. Radiator.

EN-SUITE SHOWER ROOM:

Two sash windows. Shower cubicle with thermostatic shower with drencher head and hand-held shower attachment. WC. Wash basin with cupboard under. Downlighters. Heated towel rail.

BEDROOM:

Sash window. Feature fireplace with cast iron insert and tiled surround. Picture rail. Radiator.

REMODELLED FAMILY BATHROOM:

Double glazed sash windows. Roll top bath with chrome mixer taps and hand-held shower attachment. Wash basin with cupboard under. Shower cubicle with drencher head and hand-held shower attachment. WC. Part tiled walls. Downlighters. Extractor fan. Heated towel rail.

SECOND FLOOR LANDING:

Double glazed 'Velux' window. Door to loft. storage area.

SECOND FLOOR BEDROOM:

Double glazed window with far reaching views. Velux window in walk-in storage area. Downlighters. Radiator.

REMODELLED EN-SUITE SHOWER ROOM:

Double glazed 'Velux' roof windows. WC. Wash basin. Shower cubicle with thermostatic shower. Chrome heated towel rail. Wood effect flooring.

OUTSIDE:

A gated driveway leads to a single detached garage, the driveway providing further parking for a number of vehicles. The extensive rear garden features a raised paved patio area with wooden balustrades, a further large paved patio area, lawn area with numerous fruit tree's and vegetable garden with raised beds, two timber storage sheds and mature hedges.

SITUATION:

The property is conveniently located for Heathfield town centre which offers a wide range of shops and supermarkets. The area is well served with schools for all age groups. Mainline stations with services to London are at Buxted and Stonegate, each approximately 6 miles distant. Royal Tunbridge Wells offers shopping, leisure and grammar schools is approx 16 miles distant and the coastal towns of Brighton and Eastbourne can be reached within approximately 45 and 35 minutes drive respectively.



VIEWING:

By telephone appointment to Wood & Pilcher on 01435 862211.

TENURE:

Freehold.

COUNCIL TAX:

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ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage.

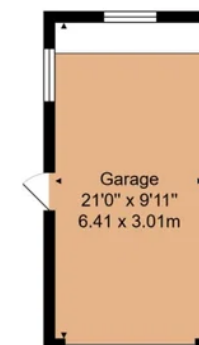
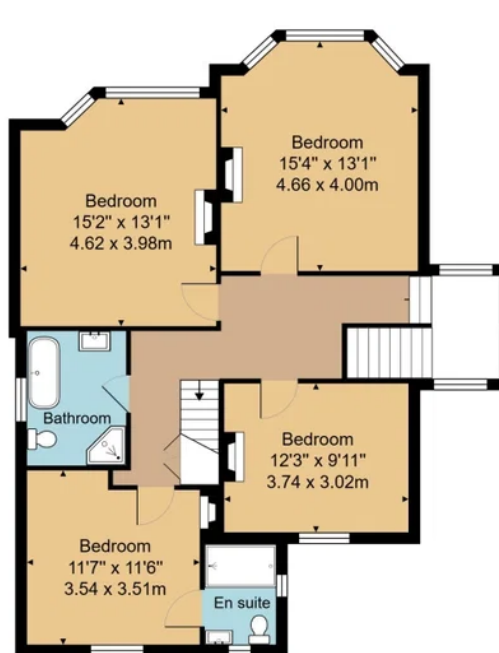
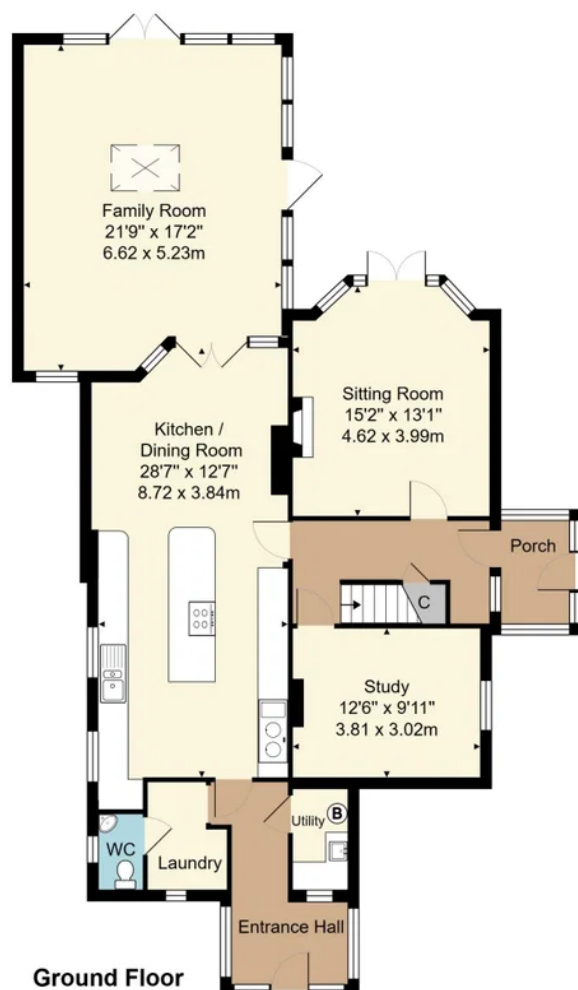
Heating - Gas-fired

AGENTS NOTE:

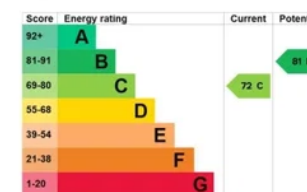
We understand that further along the road planning permission has been granted to build four homes.

Wealden planning reference WD/2024/1726/F.





House Approx. Gross Internal Area 2731 sq. ft / 253.7 sq. m
Garage Approx. Internal Area 208 sq. ft / 19.3 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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