



**CHERWELL ROAD**  
**HEATHFIELD - £500,000**



25 Cherwell Road, Heathfield TN21 8JT

**Entrance Porch - Entrance Hall - Kitchen/Breakfast Room - Sitting Room - Conservatory - Two Bedrooms - Bathroom - Lower Level Office/Games Room With En-Suite Cloakroom - Double Garage - Driveway - Front & Rear Gardens**

A good size two bedroom detached bungalow with stunning countryside views situated a stone throw from Heathfield High Street and its amenities. The property enjoys a driveway and double garage and accommodation features a large kitchen/breakfast room, sitting room with adjoining conservatory, office/games room plus front and rear gardens. NO ONWARD CHAIN.

**ENTRANCE PORCH:**

Front door leading to further door leading into

**ENTRANCE HALL:**

Built-in cloaks cupboard. Airing cupboard with hot water cylinder and slatted shelving. Access to loft space. Coved ceiling.

**CLOAKROOM:**

Wash basin with mixer tap over and storage below. WC. Built-in cupboard housing boiler. Tiled walls and floor. Inset spotlights.

**SITTING ROOM:**

Large double glazed window with far reaching panoramic countryside views. Feature fireplace with electric coal effect fire. Coved ceiling. Patio doors to:

**CONSERVATORY:**

Double glazed door and double glazed window with panoramic views. Vaulted glass ceiling with tinted film. Electric wall mounted fire.



**KITCHEN/BREAKFAST ROOM:**

Dual aspect with large double glazed window to front and further window to side. Matching wood effect wall and base cupboards. Built-in hotpoint oven and ceramic hob with extractor hood. Inset sink unit and swan-neck mixer tap. Centre island with cupboard and drawer units. Integrated under counter fridge, freezer and dishwasher. Tiled flooring. Inset spotlights. Door to covered lean-to with access to both front and rear gardens and garage.

**MASTER BEDROOM:**

Double glazed window to front. Built-in double and single wardrobes. Coved ceiling.

**BEDROOM:**

Double glazed window to rear with countryside views. Built-in double and single wardrobes. Coved ceiling.

**BATHROOM:**

Obscure double glazed window. Panel enclosed bath with mixer tap. WC. Wash basin. Corner shower unit with sliding doors. Heated towel rail. Tiled walls and floor. Extractor fan.

**LOWER LEVEL STUDY/GAMES ROOM:**

Covered entrance porch. Double glazed window. Built-in triple wardrobe. Electric heater. Door to:

**EN-SUITE CLOAKROOM:**

Obscured double glazed window. WC. Wash basin. Electric heater.

**OUTSIDE:**

The FRONT garden is mainly laid to lawn with double width driveway leading to double garage with electric up-and-over door and double glazed windows to rear, plumbing for washing machine plus single drainer sink unit and mixer tap, worksurfaces with base units and workbench. The REAR garden is mainly laid to lawn with flower and shrub borders and access to lower level study/games room.



### 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:

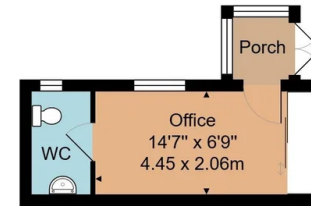
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### ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker  
Mobile Phone Coverage search Ofcom checker  
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage.  
Heating - Gas-fired

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Lower Ground Floor



Ground Floor

House Approx. Gross Internal Area 1397 sq. ft / 129.8 sq. m  
Approx. Gross Internal Area (Incl. Garage) 1748 sq. ft / 162.4 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.



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