

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Mutton Hall Lane, Heathfield, TN21 8NT

- ▼ 3 Bedroom Detached House
- ▼ Walking Distance To Town
- ▼ Access To Cuckoo Trail
- ▼ Parking & EV Charger
- ▼ Private Rear Garden
- ▼ Built In 2016



EPC RATING

Current:

77 C

Potential:

90 | B

£375k - £385k



Mutton Hall Lane, Heathfield, TN21 8NT

Set within a peaceful cul-de-sac, this attractive detached home, built in 2016, offers a well-balanced combination of modern living, practical accommodation and easy access to the surrounding countryside. Woodland and the Cuckoo Trail can be reached directly from the end of the lane, while the High Street and its range of everyday amenities are just a short stroll away. The property opens into a generous entrance hall, providing access to a useful cloakroom and a spacious lounge/dining area through a wide double opening. This bright and welcoming room overlooks the rear garden and benefits from sliding doors opening onto the adjoining patio, creating a natural connection between the indoor and outdoor spaces. A stylish Howdens kitchen is fitted with both practicality and contemporary living in mind, incorporating a gas hob, electric double oven and integrated dishwasher, together with plumbing for a washing machine. Wood-effect flooring extends throughout the ground floor, while the area beneath the stairs provides additional useful storage and could also accommodate a pet's bed. Upstairs, there are two comfortable double bedrooms alongside a versatile third bedroom, ideal for use as a study or occasional bedroom. The principal bedroom at the front enjoys impressive, far-reaching views across neighbouring rooftops towards the South Downs. The recently refitted family bathroom has been finished with attractive tiling and a contemporary suite, including a generous walk-in shower, WC, heated towel rail and stylish vanity unit. Outside, the front of the property features a smart block-paved driveway with parking for two vehicles, as well as an EV charging point. To the rear, the enclosed garden offers an unexpected degree of privacy and has been thoughtfully designed for ease of maintenance. A patio immediately adjoins the house, leading to a raised artificial lawn and a further paved seating area. There is also plenty of flexibility for additional storage, with space for a shed, while trellis screening, hanging baskets and planted areas add interest and character to the garden.

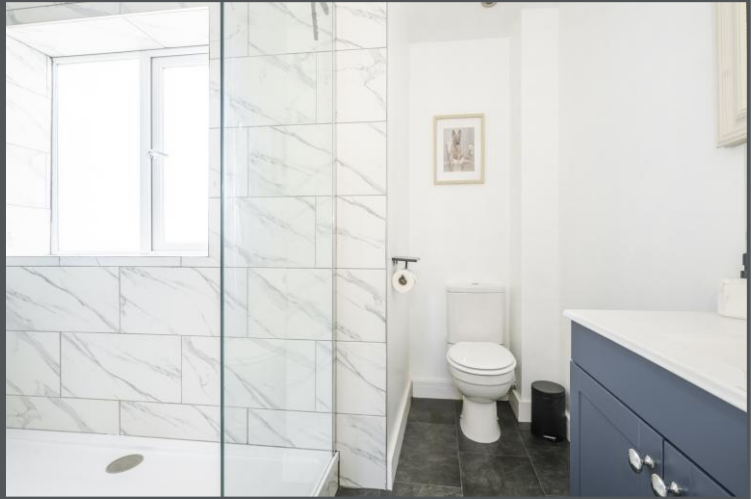
Uckfield
Crowborough
Heathfield

01825 703000
01892 489000
01435 511800

Peter Oliver

The Property
Ombudsman

The Property
Ombudsman
LETTINGS

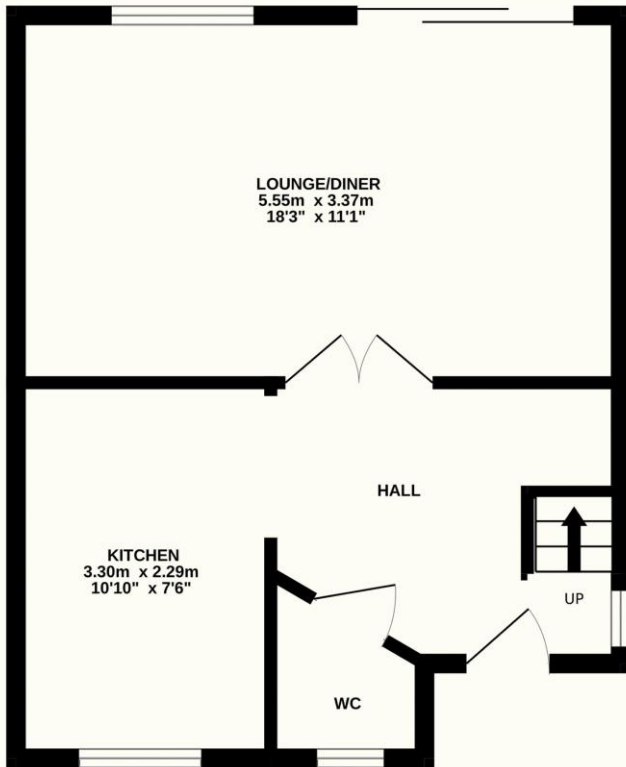


TOTAL FLOOR AREA : 72.6 sq.m. (781 sq.ft.) approx.

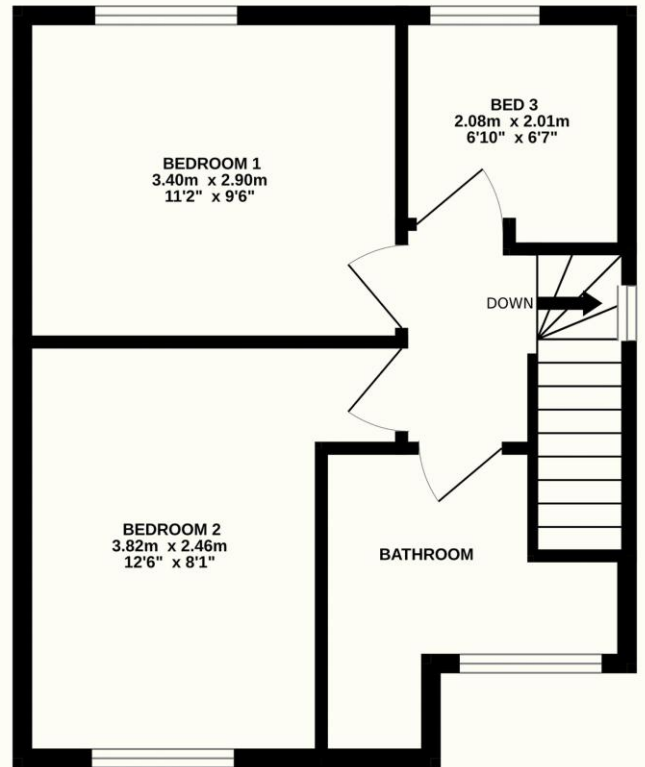
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Peter Oliver

GROUND FLOOR 36.3 sq.m. (391 sq.ft.) approx.



1ST FLOOR 36.3 sq.m. (391 sq.ft.) approx.



TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800
info@peteroliverhomes.co.uk

Peter Oliver

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily