HIGH VIEW HOUSE, UPPER GREENWOODS LANE

PUNNETTS TOWN, HEATHFIELD - £490,000

WOOD & PILCHER
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High View House, Upper Greenwoods Lane, Punnetts Town, Heathfield TN21 9HT

Covered Entrance Porch - Entrance Hall - Cloakroom - Sitting Room - Dining Room - Kitchen - First Floor Landing - Master Bedroom With Ensuite - Three Further Bedrooms - Bathroom - Garage & Driveway - Large Timber Workshop & Shed

A modern detached four bedroom home situated in this tucked away lane location within the village of Punnetts Town and benefitting from wonderful countryside views to the front. The property enjoys a sitting room with open fire, dining room, kitchen and four bedrooms with a family bathroom and ensuite shower room. There is a driveway providing off road parking and access to a single garage with useful attached workshop & shed and a level enclosed rear garden with a due south sunny aspect.

COVERED ENTRANCE PORCH:
Recessed downlighter and glazed panelled door with side screen into:

ENTRANCE HALL:
Stairs to first floor landing with useful storage beneath. Wall mounted central heating thermostat. Radiator. Range of timber panelled doors to:

CLOAKROOM:
uPVC obscured double glazed window to side. Low level WC. Pedestal wash basin with tiled splashback. Radiator.

SITTING ROOM:
uPVC double glazed French doors and further windows giving access to the rear garden. Open fireplace with timber mantle, brick inset and tiled hearth. Radiator. Door to hallway. Glazed double doors into:

DINING ROOM:
uPVC double glazed window to rear. Door to hallway. Radiator.

KITCHEN:
uPVC double glazed window to front enjoying distant countryside views. Range of modern marble effect worktops with inset stainless steel sink and drainer with swan neck mixer tap over. Inset four ring electric Bosch hob with extractor hood with light above and stainless steel brush fronted oven/grill below. Range of cupboard and drawer units below including space and plumbing for dishwasher and washing machine. Localised tiling. Space for fridge/freezer. Matching wall mounted cupboards. Radiator.

FIRST FLOOR LANDING:
uPVC double glazed window to front enjoying distant countryside views. Access to loft. Airing cupboard housing hot water tank with slatted shelving over. Range of timber doors to:

MASTER BEDROOM:
uPVC double glazed window to rear. Range of fitted double wardrobe cupboards and chest of drawers. Radiator. Saloon doors open to:

ENSUITE SHOWER ROOM:
Low level WC. Pedestal wash basin with tiled splashback and enclosed Mira shower cubicle. Recessed ceiling downlighters. Extractor fan.

BEDROOM TWO:
uPVC double glazed window to rear. Radiator.

BEDROOM THREE:
uPVC double glazed window to rear. Radiator

BEDROOM FOUR:
uPVC double glazed window to front enjoying distant countryside views. Radiator.

BATHROOM:
uPVC double glazed window to front enjoying distant countryside views. Fitted with a white 'Heritage' suite with chrome effect fitments comprising low level WC with concealed cistern, set into vanity unit with cupboards and display shelf. Tiled panelled bath with mixer tap over and additional 'Aquastream' shower unit above. Tiling to the walls surrounding the bath and further localised tiling. Chrome effect heated ladder style towel rail. Tile effect flooring. Shaver point.

OUTSIDE:
The FRONT of the property enjoys a driveway providing off road parking and an area of hedge enclosed garden. Oil fired central heating tank. Access to a SINGLE GARAGE, which in turn gives access to a useful rear WORKSHOP and shed. Enclosed level REAR GARDEN with areas of lawn, mature flower and shrub borders, flag stone patio terracing and outside lighting.

SITUATION:
Punnetts Town enjoys a Primary School and the market town of Heathfield just a five minute drive away offers a range of shopping facilities and Secondary School. Train stations at Etchingham and Stonegate with services to London are approximately 9 miles distant.

Tunbridge Wells is approx 16 miles away and offers excellent shopping, leisure and grammar schools. Hastings and Eastbourne can be reached within approximately 30 and 45 minutes drive respectively.

VIEWING:
By appointment with Wood & Pilcher 01435 862211

TENURE: Freehold

COUNCIL TAX BAND: E

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, Electricity & Drainage
Heating - Oil-fired

ANTI MONEY LAUNDERING REQUIREMENTS
In accordance with HMRC current legal requirements, we are required to carry out AML (Anti Money Laundering) checks on all purchasers once any offer has been accepted. A non-refundable administration fee of £30 + VAT (£36) will apply for each prospective purchaser. Satisfactory AML results and evidence of funds and/or a mortgage AIP are required before any offer can be formally accepted and memorandum of sale issued.

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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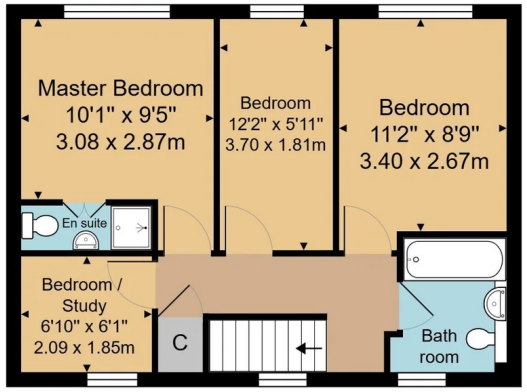
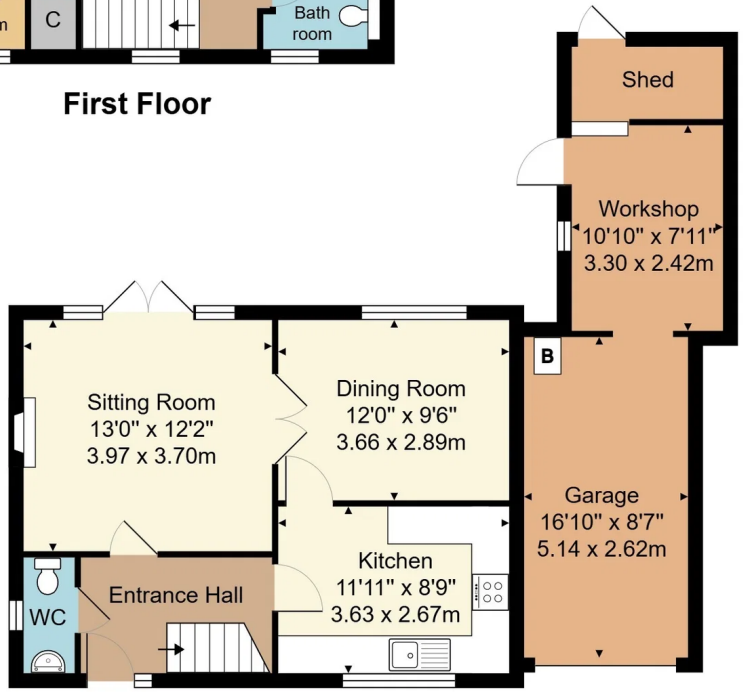


First Floor



Ground Floor

House Approx. Gross Internal Area 946 sq. ft / 87.9 sq. m
Approx. Gross Internal Area (Incl. Garage & Workshop) 1225 sq. ft / 113.8 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.