

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



All Saints Gardens, Heathfield, TN21 0SZ

- ▼ 5 Bed Detached House
- ▼ Garage & Driveway
- ▼ Sought After Location
- ▼ 3 Bathrooms, 4 Receptions
- ▼ Gorgeous Garden
- ▼ Beautifully Presented



EPC RATING

Current:

74 C

Potential:

80 | C

£700,000



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Occupying a highly sought-after position within a private cul-de-sac, this substantial detached family residence offers exceptionally well-balanced accommodation, all within comfortable walking distance of the town centre and its wide range of amenities. The property combines space, privacy and versatility, making it ideal for modern family living. The home is approached via a large driveway, providing ample off-road parking and leading to the integral garage. From here, the main entrance opens into a welcoming entrance hall which immediately sets the tone for the generous proportions found throughout the property. To the front of the house is a separate study, ideal for home working or as a quiet reading room. The entrance hall also gives access to a cloakroom and flows naturally through to the principal ground floor living spaces. The main sitting room is a particularly impressive reception room, offering excellent space for both everyday living and entertaining, with windows providing an abundance of natural light and a gorgeous log burner. Double doors lead through to the formal dining room, creating a wonderful setting for family meals or entertaining guests, with a natural connection through to the kitchen. The kitchen/breakfast room forms the heart of the home, offering extensive worktop and storage space along with room for informal dining. This space is perfectly suited to busy family life and enjoys a pleasant outlook over the rear garden. A separate utility room, complete with additional storage and external access, enhances practicality, while the adjoining pantry provides further convenience. A further ground floor reception room, currently arranged as a snug, offers a flexible space that could be used as a playroom, media room or second sitting room. Rising to the first floor, the spacious landing gives access to five well-proportioned bedrooms, all offering excellent flexibility for family use or guest accommodation. The principal bedroom is particularly generous, providing a peaceful retreat with ample space for bedroom furniture. The remaining bedrooms are served by well-appointed family bathroom facilities, ensuring comfort and convenience for a growing household. Externally, the property continues to impress. The beautifully landscaped rear garden offers a high degree of privacy and has been thoughtfully designed to create an attractive yet low-maintenance outdoor space. Ideal for entertaining, family gatherings or quiet enjoyment, the garden provides a wonderful extension of the living accommodation. This outstanding detached home represents a rare opportunity to acquire a spacious and versatile property in a prime cul-de-sac location, combining privacy, generous accommodation and proximity to the town centre.

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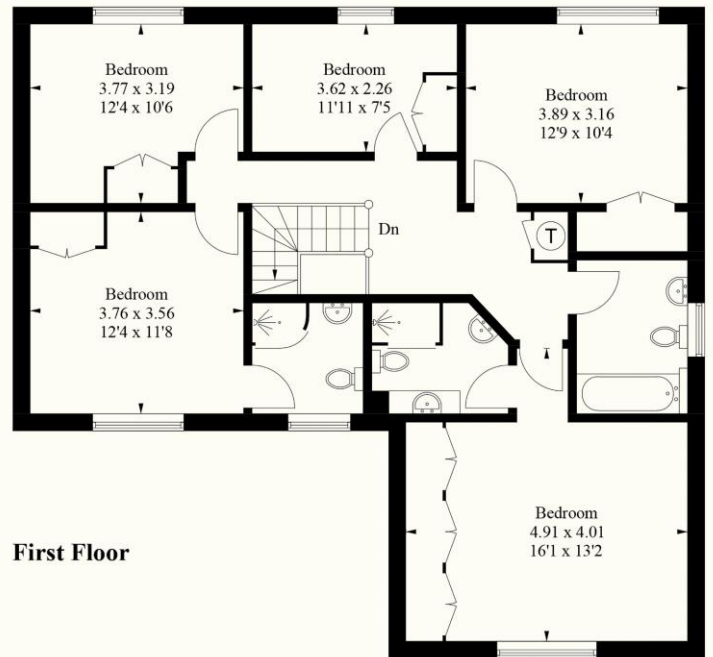
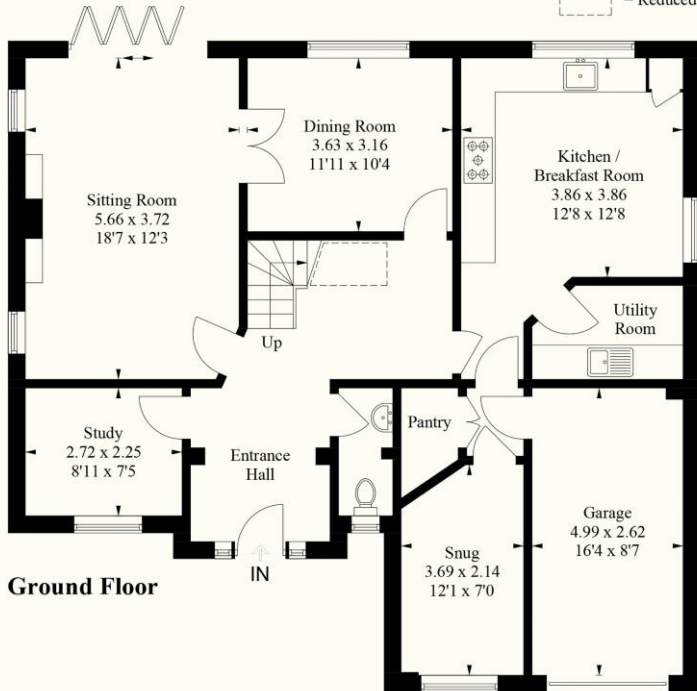
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 = Reduced headroom below 1.5m / 5'0



Approximate Gross Internal Area = 207.4 sq m / 2232 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale. (IID1270735)



TENURE: FREEHOLD

COUNCIL TAX BAND: G

MAINTENANCE/SERVICE CHARGE: N/A

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