

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Pook Reed Lane, Heathfield, TN21 0XP

- ▼ Detached Character Home
- ▼ Annexe Accommodation
- ▼ Large Plot
- ▼ Stunning Location
- ▼ Close To Town Centre
- ▼ Detached Double Garage



### EPC RATING

Current:

69 C

Potential:

80 C

**£800,000**



## Pook Reed Lane, Heathfield, TN21 0XP

A Stunning Multi-Generational Family Home in a lovely location within the popular town of Heathfield. This unique and characterful property has been thoughtfully modernised to create a superb family home, offering over 2,300 sq ft of versatile accommodation. Perfectly suited for multi-generational living, it features separate living areas with optional private entrances. Set on a large plot along a peaceful country lane, the property is conveniently within easy reach of Heathfield town centre. Externally, it benefits from a detached double garage and a spacious driveway, providing ample off-road parking. On the ground floor, the main accommodation includes a welcoming sitting room with a woodburning stove which provides a lovely hub to the room, a kitchen/diner with utility room and shower room, a family room, and a formal dining room. Additionally, there is a self-contained living area with an open-plan kitchen/living space, a bedroom, and a shower room – ideal for family members seeking privacy. Upstairs, you will find four well-proportioned bedrooms and a family bathroom. This wonderful home combines character, modern comfort, and flexibility, making it an ideal choice for families requiring separate accommodation for relatives while still enjoying the warmth and connectivity of a large family home.

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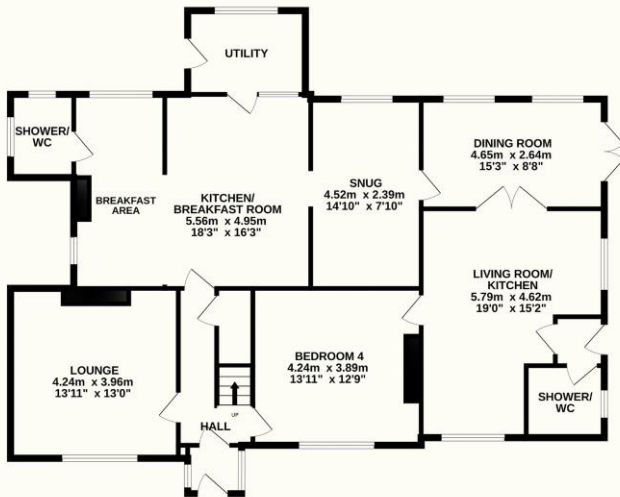
Peter Oliver

The Property  
Ombudsman

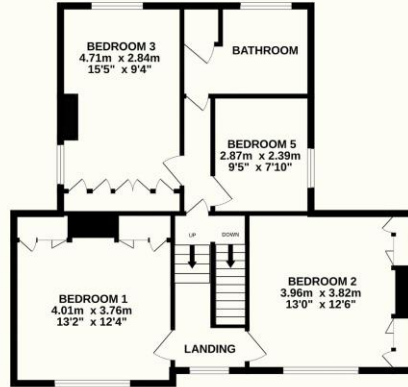
The Property  
Ombudsman  
LETTINGS



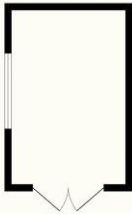
**GROUND FLOOR**  
137.7 sq.m. (1482 sq.ft.) approx.



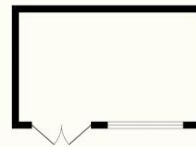
**1ST FLOOR**  
75.6 sq.m. (814 sq.ft.) approx.



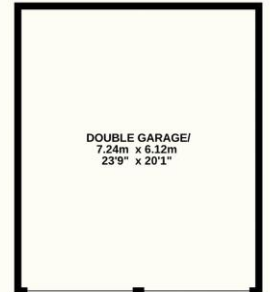
**GARDEN STORE**  
14.2 sq.m. (152 sq.ft.) approx.



**WORKSHOP**  
14.0 sq.m. (150 sq.ft.) approx.



**DOUBLE GARAGE**  
44.3 sq.m. (477 sq.ft.) approx.



**TOTAL FLOOR AREA : 285.8 sq.m. (3076 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.

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TENURE: FREEHOLD

COUNCIL TAX BAND: G

MAINTENANCE/SERVICE CHARGE: N/A

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