



OLD WINDMILL COTTAGE; RIDGEWAY CLOSE

HEATHFIELD - £490,000



**Old Windmill Cottage, Ridgeway Close,
Heathfield TN21 8NS**

**Entrance Lobby - Utility Room - Study - Kitchen - Dining
Room - Two Reception Rooms One With Woodburning
Stove - Family Bathroom Plus En-Suite Shower Room -
Front & Rear Garden - Driveway Parking For Several
Vehicles - EV Charge Point**

A well proportioned character 4 double bedroom detached family home conveniently situated in a cul-de-sac location just a 10 minute walk from Heathfield High Street and local countryside walks. The property benefits from solar panels and accommodation features a kitchen and separate utility room, two reception rooms one with wood burning stove, study, family bathroom plus en-suite shower room, front and rear gardens and parking for several vehicles and EV charge point.

ENTRANCE LOBBY:

Wood front door. Stone flooring.

UTILITY ROOM:

Double glazed window. Boiler. Stone flooring. Radiator. Door to side passage to rear garden.

HOBBY ROOM:

Double glazed window. Radiator.

KITCHEN:

Dual aspect with double glazed windows to either end. Three 'Velux' windows. Matching wall and base cupboards. Space for fridge/freezer. Double oven. Hob with extractor fan over. Stone walls and flooring. Radiator. Step down to:

BREAKFAST ROOM:

Two double glazed windows. Radiator. Door to:

SITTING ROOM:

Two double glazed windows. Wood burning stove. Parquet flooring. Step down to further area with parquet flooring. French doors opening onto rear garden. Understairs storage. Radiators. Door to:

DINING ROOM:

Two double glazed windows. Radiator.



DOWNSTAIRS SHOWER ROOM:

Wash basin. WC. Shower. Heated towel rail.

GROUND FLOOR BEDROOM/STUDY:

Double glazed window. Patio doors opening onto the rear garden. Radiator.

FIRST FLOOR LANDING:

Double glazed window to rear. Access to loft. Exposed wood flooring. Radiator.

BEDROOM:

Double glazed window to rear with views across the townscape towards distant countryside. Exposed wood flooring. Radiator.

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Double glazed window to rear with views across the townscape towards distant countryside. Radiator.

BEDROOM:

Window. Two 'Velux' windows. Exposed wood flooring. Radiator.

BATHROOM:

Two obscure double glazed windows. Roll top bath. WC. Wash basin. Access to loft. Built-in cupboard with hot water tank. Heated towel rail.

OUTSIDE:

To the REAR is a patio plus lawned area with several mature fruit trees and a further area of garden. Solar panels on the roof which are owned. To the side of the property is a path leading to the front garden and door to utility room. To the FRONT is parking for several vehicles, EV charge point. Garden shed. Raised area of lawn with trees and shrubs.

SITUATION:

The property is conveniently located for access to Heathfield with its wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.



VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX:

E

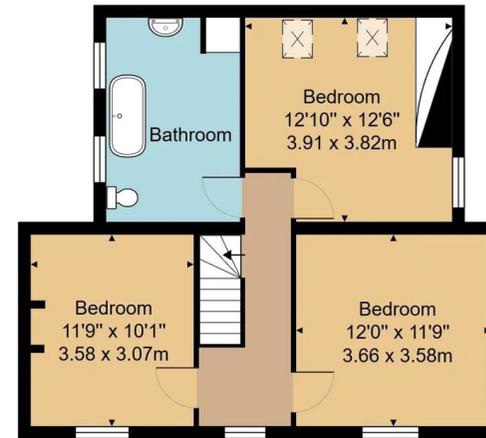
ADDITIONAL INFORMATION:

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, Gas, Electricity & Drainage
 Heating - Gas-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 nonrefundable 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.

**First Floor****Ground Floor**

Approx. Gross Internal Area

1731 ft² ... 160.8 m²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
68-80	C		
55-68	D	61 D	79 C
35-54	E		
21-38	F		
1-20	G		

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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