



The Spinney Newick Lane
Heathfield, TN21 8PU
Asking Price £1,295,000



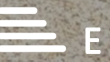
5



3



3



5

A Unique, beautifully presented and extensively renovated country residence, set along a peaceful country lane and enjoying truly exceptional panoramic views. From the rear of the property the outlook stretches as far as Crowborough, Mayfield and across rolling countryside, a standout feature of this remarkable home.

The property sits within generous grounds, including extensive, well-maintained gardens, an area of woodland, and two fenced paddocks, making it ideal for those seeking a semi-rural lifestyle, keeping livestock or horses with space and privacy, total acreage approximately 3.69 Acres. A sweeping gravel driveway is accessed via double five-bar wooden gates, provides ample off-road parking for multiple vehicles and leads to a detached garage, which benefits from planning permission for conversion and extension into a one-bedroom annexe, Wealden District Council WD/2025/0556/F (photographs attached).

Inside, the home offers bright, airy, and versatile accommodation, thoughtfully designed and tastefully decorated throughout, while retaining an abundance of character features including exposed beams, brickwork, and feature fireplaces.

The welcoming entrance porch provides built-in storage and leads into a stunning, light-filled entrance hall, enhanced by two Velux windows and a striking cast iron staircase.

The living room is a particularly impressive space, boasting a triple aspect, a beamed ceiling, and a magnificent brick inglenook fireplace with a wood-burning stove as its focal point. A front-facing bay window with a built-in seated area and storage adds charm, while double doors open onto the rear garden.

The kitchen/breakfast room features shaker-style units with granite worktops, a double oven, induction hob with extractor, and space for a fridge/freezer. The beamed ceiling and dining space create a warm, sociable hub, with double doors opening to the garden and an archway connecting the kitchen and breakfast area.

Further ground floor accommodation includes a formal dining room with a bay window, built in seated area, built-in shelving, and a log burner; a third reception room with a brick fireplace, fitted cupboards, and access to a conservatory; and a versatile fifth bedroom with a bay window, feature fireplace, and fitted wardrobe—ideal for guest accommodation or annexe potential.

A well-appointed ground floor bathroom includes both a bath and separate shower, complemented by exposed brickwork and contemporary fittings. Additional conveniences include a downstairs WC and an inner hallway with garden access.

Upstairs, the bright and airy landing features vaulted ceilings and a large walk-in airing cupboard. The principal bedroom is a standout, offering triple aspect windows that perfectly frame the far-reaching countryside views, along with a spacious walk-in wardrobe and en-suite shower room.

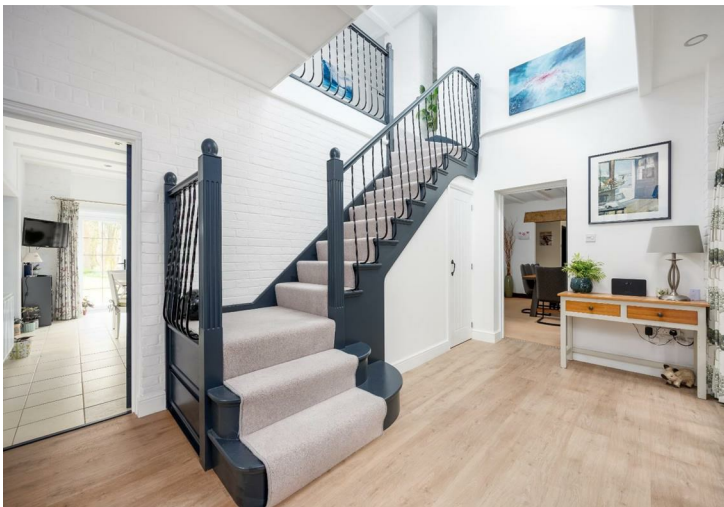
Three further bedrooms provide comfortable accommodation, many with fitted wardrobes and characterful exposed brickwork, served by the family facilities below.

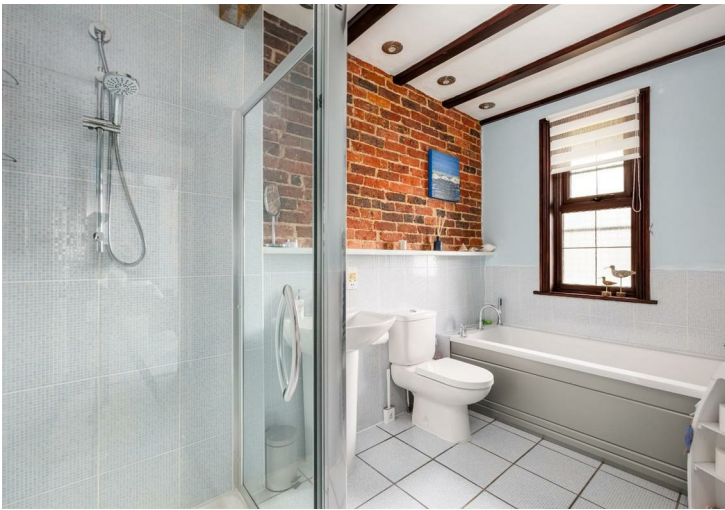
Externally, the gardens are a true highlight—beautifully landscaped with lawns, mature trees, flowering borders, and a large patio area ideal for outdoor entertaining. Beyond the formal gardens lie two fenced paddocks and a charming woodland area, complete with a footpath and seasonal bluebells, creating a magical natural setting.

Additional outbuildings include a workshop/shed and covered storage area, enhancing the property's practicality.

This is a fantastic family home offering space, flexibility, and charm in a highly desirable countryside setting, with breath-taking views and exceptional outdoor space.

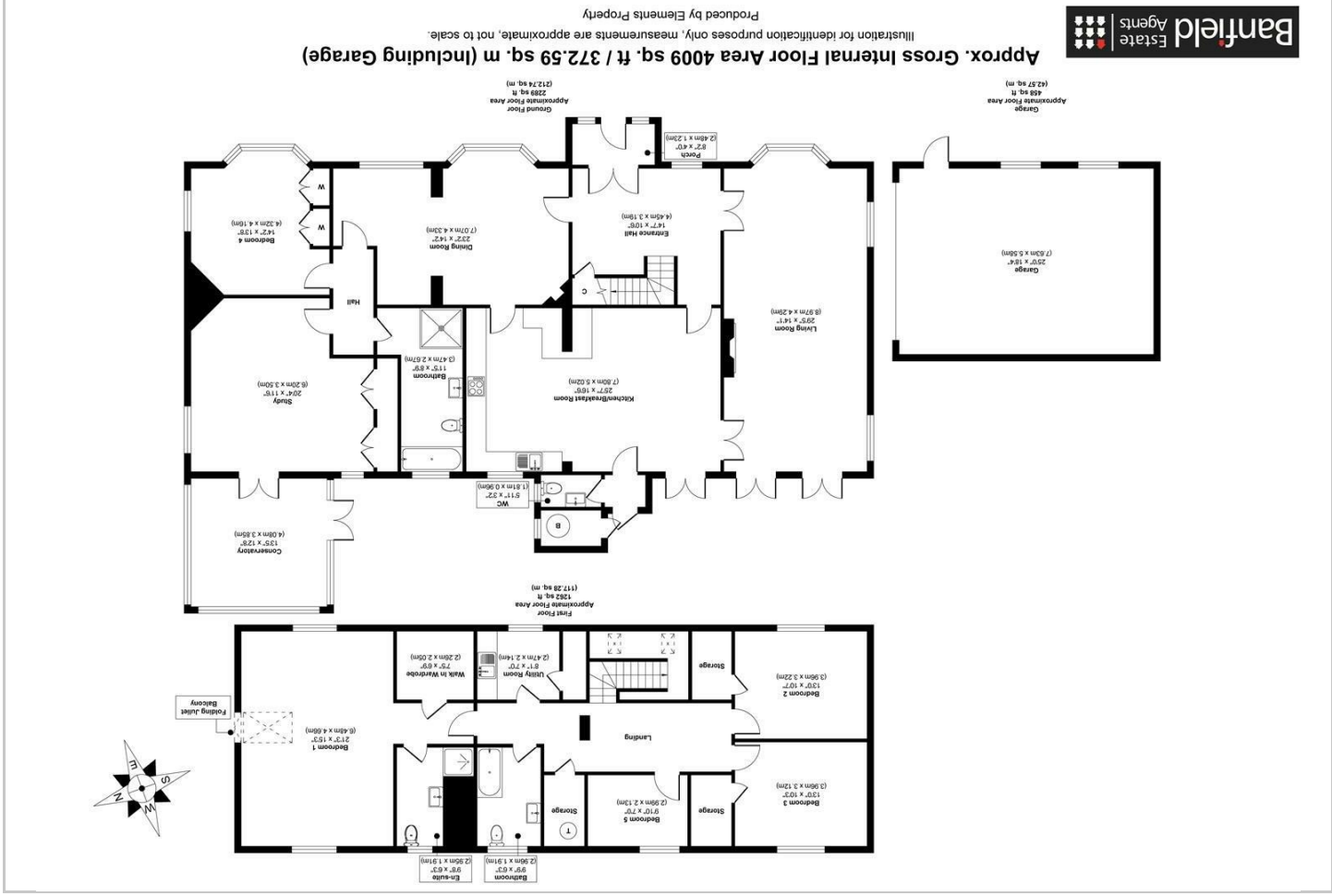
Council Tax Band G





Viewing

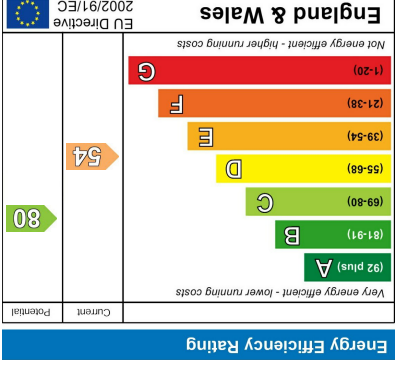
Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Energy Efficiency Graph



We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly (a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute an offer or contract of sale, (c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and (e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

01892 653333
 The Broadway Crowborough, East Sussex, TN6 1DE
 info@banfieldresidential.com | www.banfieldresidential.com