

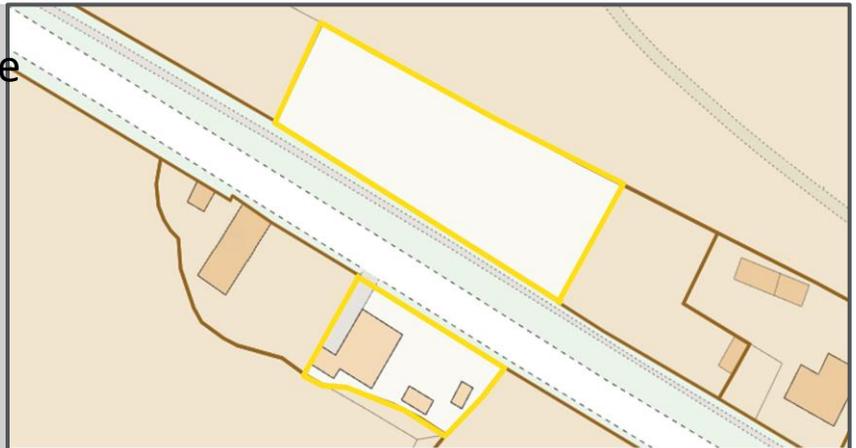
Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Three Cups, Punnetts Town, TN21 9PD

- 4 Bedroom Detached Cottage
- Village Location
- Spacious Accommodation
- Garden & Extra Plot Of Land
- Utility Room, 2 Bathroom
- Garage & Driveway



We have roughly outlined the two plots as a guide, please note this may not be 100% accurate. The titles are currently unregistered

EPC RATING

Current:
62 | D

Potential:
69 | C

£475k - £500k



Three Cups, Punnetts Town, TN21 9PD

Welcome to this charming, detached character home, set in the heart of the popular village of Punnetts Town, Heathfield offering gorgeous views to the rear. This delightful property offers a wealth of character features and spacious accommodation arranged over two floors, with a private rear garden and the added benefit of an extra piece of land situated opposite the property, perfect for a vegetable patch, additional parking, or simply enjoying extra outdoor space. Inside, the property has been lovingly cared for by its current owners and is well-presented throughout, although it would benefit from some sympathetic modernisation, providing a fantastic opportunity to create your dream family home. The ground floor offers flexible living space with a welcoming entrance hall, two generous reception rooms including a cosy sitting room and a spacious family room, a large kitchen/dining room, separate utility room, and a convenient downstairs cloakroom. Upstairs, there are four bedrooms and a family bathroom, ideal for growing families or guests. Outside, the cottage boasts off-road parking, a detached garage, and a wonderful private rear garden to relax and unwind in. This is an excellent opportunity to secure a characterful home with scope to update and add value, all set in a peaceful village location yet within easy reach of local amenities and countryside walks. Key features include a detached character home with period charm, four bedrooms, two reception rooms, a large kitchen/diner, private rear garden plus additional land opposite, detached garage and off-road parking, and a village location with excellent potential. The home has been lovingly maintained and is ready for modernisation. Don't miss your chance to view this unique home, arrange your visit today!

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The Property
Ombudsman

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LETTINGS



Battle Road, Three Cups, Punnetts Town, TN21 9PD

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Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft
Garage = 11.0 sq m / 118 sq ft
Total = 146.9 sq m / 1581 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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info@peteroliverhomes.co.uk

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily