



ORCHARD COTTAGE, OLD HEATHFIELD

HEATHFIELD - £795,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

**Orchard Cottage, School Hill, Old Heathfield, Heathfield
TN21 9AB**

**Storm Porch - Entrance Hall - Cloakroom - Lounge -
Sitting Room - Dining Room - Study/Family Room -
Kitchen - Downstairs Bedroom - Shower Room - Cellar -
Spacious First Floor Landing - Four Further Bedrooms -
Family Bathroom - Secluded Gardens Extending To
Approx. 0.75 Acres - Double Length Detached Garage -
Driveway With Parking - Gated Entrance**

An attractive and exceptionally spacious five bedroom detached home dating back to circa 1840. The property is approached via a gated entrance with substantial driveway leading to a detached double length garage. The accommodation offers five bedrooms and two bathrooms (one bedroom and bathroom on the ground floor) and four reception rooms plus a sizeable cellar. Features include a feature brick fireplace with wood burning stove and exposed beams. Situated in the highly desirable area of Old Heathfield and we understand originally forming part of the Heathfield Park Estate.

ENTRANCE HALL:

Solid wooden front door. Quarry tiled floor. Cupboard housing electric consumer unit.

CLOAKROOM:

Leaded light double glazed window. WC. Wash basin. Tiled walls. Radiator.

LOUNGE:

Leaded light double glazed window overlooking the gardens. Leaded light double glazed door leading to the front garden. Beamed ceilings. Feature fireplace with wood burning stove. Radiator.

SITTING ROOM:

Leaded light double glazed windows overlooking the garden. Ornamental feature fireplace with brick surround (not a working fire). Radiators.





INNER HALLWAY & SECOND ENTRANCE:

Built-in airing cupboard housing the hot water cylinder. Further built-in linen cupboard. Storage cupboard. Steps down to:

LOBBY AREA:

Door to the side. Radiator. Trap door to:

CELLAR:

A large space with floor mounted oil-fired boiler.

DINING ROOM:

Leaded light double glazed windows overlooking the garden. Beamed ceiling. Serving hatch. Radiator.

KITCHEN/BREAKFAST ROOM:

Leaded light double glazed windows overlooking the rear garden. Range of cream fronted matching wall and base cupboards. Laminate worktop with inset stainless steel sink. Space for cooker, washing machine, upright fridge/freezer and slimline dishwasher. Beamed ceiling. Quarry tiled floor. Radiator.

STUDY/FAMILY ROOM:

Dual aspect with leaded light double glazed windows overlooking the gardens. Radiator.

GROUND FLOOR DOUBLE BEDROOM:

Dual aspect with leaded light double glazed windows. Fitted wardrobe. Wall mounted 'Dimplex' electric heater. Radiator.

DOWNSTAIRS SHOWER ROOM:

Dual aspect with leaded light arch shaped windows. Quadrant shower cubicle with thermostatic. WC. Wash basin with cupboard under. Part tiled walls. Radiator.

Stairs from the lounge leading to:

FIRST FLOOR LANDING:

Leaded light window. Access to the loft. Built-in storage cupboard. Exposed beams. Leading through to a lower level spacious landing/study area.

MASTER BEDROOM:

Leaded light double glazed windows. Exposed beams. Wall mounted 'Dimplex' electric heater. Radiator.

BEDROOM:

Double glazed window. Vanity unit with inset wash basin and cupboards under. Exposed beams. Radiator.

BEDROOM:

Double glazed leaded light double glazed window overlooking the garden. Beamed ceiling and walls. Range of built-in wardrobes with cupboards over. Radiator.

BEDROOM:

Leaded light double glazed window overlooking the garden. Exposed beams. Radiator.

FAMILY BATHROOM:

Leaded light double glazed window overlooking the garden. Panel enclosed bath with chrome mixer taps and hand-held shower attachment. Vanity unit with wash basin and cupboard under. Part tiled walls. Inset spotlights. Extractor fan. Wall mounted electric heater.

OUTSIDE:

Gated entrance with large sweeping driveway leading to a substantial tandem detached garage with electric roller door to the front and personal doors to side and rear with power and light. Gardens of approximately 0.75 acres are mainly laid to lawn with apple and plum trees and a range of mature shrub beds plus paved patio area. Timber storage shed.



SITUATION:

Old Heathfield is regarded as one of the most desirable Sussex villages with an idyllic environment and many attractive walks nearby, such as the famous Cuckoo Trail. All Saints Church is nearby, part of which is understood to date back to the 13th Century as is Heathfield Park Estate and Old Heathfield Cricket grounds. These are all within walking distance of the property, as is the highly regarded fourteenth century Star Inn with gourmet restaurant, excellent bar food and beautiful garden and the Half Moon public house in the opposite direction. Although the property enjoys an idyllic location it is far from isolated with a Primary School less than half a mile distant and the thriving market town of Heathfield nearby. The market town offers a 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. Mainline 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:

G

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

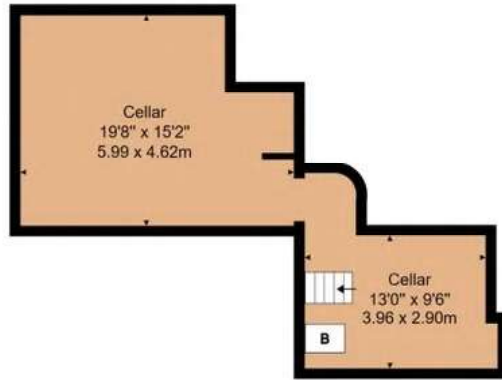
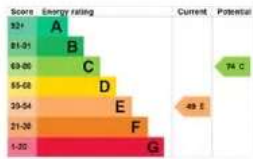
Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Electricity & Drainage

Heating - Oil-fired





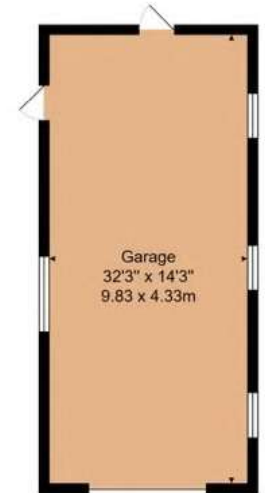
Basement



Ground Floor



First Floor



House Approx. Internal Area 2514 sq. ft / 233.6 sq. m
 House Approx. Internal Area (Incl. Cellar) 2930 sq. ft / 272.6 sq. m
 Garage Approx. Internal Area 459 sq. ft / 42.6 sq. m

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.

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.

27 High Street, Heathfield,
 East Sussex, TN21 8JR
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
 TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

WOOD & PILCHER
 Sales, Lettings, Land & New Homes





WOOD & PILCHER
Sales, Lettings, Land & New Homes