



LYNFIELD, MAYNARDS GREEN

HEATHFIELD - £525,000

Lynfield, Maynards Green, Heathfield TN21 0DG

**Large Enclosed Porch - Entrance Hall - Downstairs
Bathroom - Cloakroom - Kitchen - Utility Room - Dual
Aspect Lounge With Wood Burning Stove - Dining Room
With Wood Burning Stove - First Floor Landing - Three
Double Bedrooms - En-Suite Wet Room - Driveway -
Double Garage/Workshop**

An attractive three double bedroom detached family home set on a substantial plot approaching a quarter of an acre with landscaped gardens and a substantial double garage/workshop plus own driveway providing parking for a number of vehicles. Conveniently situated in the small hamlet of Maynards Green with a bus stop in the vicinity and only a short drive to the market town of Heathfield and the village of Horam.

ENTRANCE PORCH:

Double glazed windows and double glazed front door. Wood effect flooring. Inset spotlights.

HALLWAY:

Understairs storage cupboard. Radiator.

DOWNSTAIRS BATHROOM:

Double glazed window. Panel enclosed bath with chrome mixer taps and shower attachment. WC. Wash basin. Radiator.

SITTING ROOM:

Dual aspect with double glazed windows to the front and double glazed French doors opening onto the rear garden. Wood burning stove. Coved ceiling. Radiators.

DINING ROOM:

Double glazed window. Wood burning stove. Coved ceiling. Radiator.

KITCHEN:

Double glazed window to the rear. Country-style kitchen. Bamboo worktops with inset one and half bowl stainless steel sink. Inset electric hob with cupboards under. Built-in double oven. Space for fridge. Fitted shelving.

UTILITY ROOM:

Double glazed window. Double glazed stable door leading to the garden. Wooden worktops with space under for washing machine, dishwasher and freezer. Access to loft space with pull down ladder.

DOWNSTAIRS CLOAKROOM:



DOWNSTAIRS CLOAKROOM:

Double glazed window. WC. Space saving wash basin.

FIRST FLOOR LANDING:

Double glazed window with far reaching views. Access to the loft with pull down ladder.

BEDROOM:

Double glazed windows to the front. Two double built in wardrobes. Eaves storage cupboard. Dressing area with airing cupboard housing the boiler. Coved ceiling. Radiator.

EN-SUITE WET ROOM:

Double glazed window overlooking the garden and countryside views beyond. Electric 'Mira' shower. WC. Wash basin. Chrome heated towel rail. Part tiled walls.

BEDROOM:

Double glazed window. Access to eaves storage. Radiator.

BEDROOM:

Double glazed window overlooking the garden and countryside views beyond. Built in wardrobe. Radiator.

OUTSIDE:

The property is approached via a driveway leading to double gates opening onto the rear garden and accessing a very substantial double garage/workshop with windows, inspection pit, power and light. To the REAR the garden has been landscaped with lawn, winding pathway, mature flower and shrub borders plus apple and plum trees. A pergola covered seating area, outlook beyond the rear of the garden towards surrounding fields and countryside. Further storage shed (originally garage) with up-an-over door. Potting shed. Greenhouse.

SITUATION:

Located in the small Hamlet of Maynards Green that offers Primary School and local Inn. The town centre of Heathfield is within easy reach by car providing a fine 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.



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. Train stations at both Buxted and Stonegate are approximately 8 miles distant, both providing a service of trains to London.

VIEWING:

By telephone appointment to Wood & Pilcher on 01435 862211.

TENURE:

Freehold

COUNCIL TAX BAND:

D

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

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.

Lynfield, Maynards Green, Heathfield, TN21

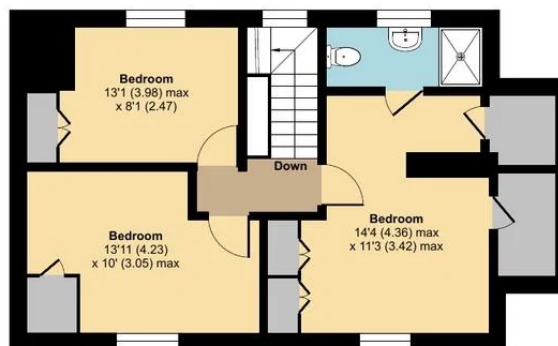
Approximate Area = 1294 sq ft / 120.2 sq m

Garage / Workshop = 535 sq ft / 49.7 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1981 sq ft / 184 sq m

For identification only - Not to scale

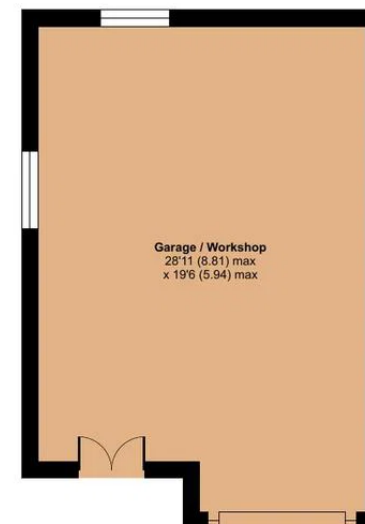
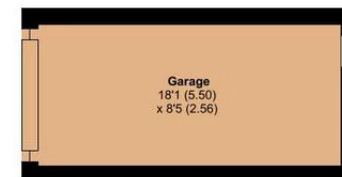


FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom2026. Produced for Wood & Pilcher. REF: 1500941

