



WHITE TOP COTTAGE, WEST STREET LANE

MAYNARDS GREEN, HEATHFIELD - £600,000



White Top Cottage, West Street Lane, Maynards Green, Heathfield TN21 0DB

Covered Entrance Porch - Entrance Hall - Downstairs Cloakroom - Sitting Room - Dining Room - Kitchen - Conservatory - First Floor Landing - Master Bedroom With En-suite Shower Room - Two Further Bedrooms - Family Bathroom - Front & Rear Gardens - Garage - Off Road Parking For Several Vehicles - Multiple Outbuildings

A charming detached property brimming with character and original features situated in the small hamlet of Maynards Green just a short walk from the highly regarded local primary school and the 'Cuckoo Trail'. The well balanced accommodation includes three bedrooms, en-suite, family bathroom, spacious sitting room with a wood-burning stove, dining room, kitchen and conservatory. Outside the property offers attractive gardens with multiple outbuildings, a SINGLE GARAGE and ample gated off-road parking. This unique and characterful home must be seen in full to be truly appreciated. NO ONWARD CHAIN

COVERED ENTRANCE PORCH:

uPVC front door providing access into:

ENTRANCE HALL:

Double glazed window to either side of the front door.
Radiator

DOWNSTAIRS CLOAKROOM:

Double glazed window. Wash basin. WC.

SITTING ROOM:

Double glazed window. Log burner. Wall lighting.
Radiator.

DINING ROOM:

Dual aspect double glazed windows with shutter style blinds. Radiator.

KITCHEN:

Double glazed windows. Range of wood storage cupboards. Inset electric hob with oven under and extractor fan above. Space and plumbing for washing machine. 'Grant' oil-fired boiler. Tiled flooring. Radiator.

CONSERVATORY:

uPVC windows set upon a brick base. uPVC door to rear garden. Tiled flooring.



FIRST FLOOR LANDING:

Double glazed window. Access to loft.

MASTER BEDROOM:

Double glazed window. Built-in wardrobe. Further access to loft. Radiator. Door to:

EN-SUITE SHOWER ROOM:

Double glazed window. Walk-in shower cubicle with 'Mira' shower. Wash basin. WC. Extractor fan. Radiator.

BEDROOM:

Two double glazed windows. Radiator.

BEDROOM:

Double glazed window. Radiator.

FAMILY BATHROOM:

Obscured double glazed window. Bath with mixer taps and shower attachment. Wash basin. WC. Heated towel rail. Airing cupboard housing water cylinder with slatted shelving over.

OUTSIDE:

The property is approached via a driveway providing gated parking for several vehicles and giving access to a brick built SINGLE GARAGE with up-and-over door and power plus an additional lean-to shed with concrete floor and power. Separate secure log store. There is also an additional large shed with windows located at the entrance to the driveway. There is a long, narrow rear garden with mature trees and shrubs. There are larger secluded areas of garden to the front and side of the property which are mainly laid to lawn and enclosed by mature trees.

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 appointment with Wood & Pilcher Heathfield on 01435 862211

TENURE:

Freehold

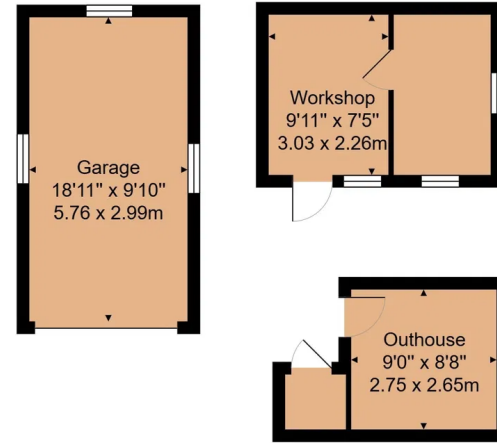
COUNCIL TAX BAND:

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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
- Heating - Oil-fired
- Private Drainage - 'Sabre' Sewage Treatment Plant

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	39 E	
21-38	F		
1-20	G		



Outbuildings



Ground Floor



First Floor

House Approx. Gross Internal Area 1252 sq. ft / 116.3 sq. m
 Outbuildings Approx. Internal Area 415 sq. ft / 38.6 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

