

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Mutton Hall Hill, Heathfield, TN21 8NL

- ▼ 1906 Detached Character Home
- ▼ Large Rear Garden
- ▼ Walking Distance To High Street
- ▼ Garage & Driveway
- ▼ 3 Reception Rooms
- ▼ Detached Garden Room



EPC RATING

Current:  Potential:
EPC Awaited

£550,000



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This beautiful 1906 Edwardian detached character home offers an impressive amount of space, charm and flexibility, all within easy reach of Heathfield town centre. Set back from the road with a driveway providing plenty of off-road parking and access to the garage, the property immediately has an attractive feel, with plenty of the original character you would hope to find in a home of this period. The ground floor offers particularly versatile accommodation with three separate reception rooms, alongside a kitchen with features including fitted Fridge, dishwasher and Instant Hot Water Tap. Alongside a useful utility/boot room. One of the reception rooms could easily be used as a fourth bedroom if required, making the layout ideal for growing families, multi-generational living or those needing additional space to work from home. Upstairs, there are three generously sized double bedrooms together with a family bathroom. Throughout the house, the character has been carefully retained, with features including beautiful wood flooring and bay windows adding warmth and personality to the accommodation. Outside, the rear garden is a real highlight. It is a fantastic size for a family, with plenty of space for children, entertaining and relaxing. Recently built, superb detached garden room, providing an excellent home office, studio or additional entertaining space. Bi-folding doors open directly onto an attractive Indian sandstone patio, creating a lovely spot for seating, summer barbecues and entertaining friends and family. Combining generous accommodation, a great-sized garden, plenty of character and a versatile garden room, this is a wonderful family home in a convenient Heathfield location.

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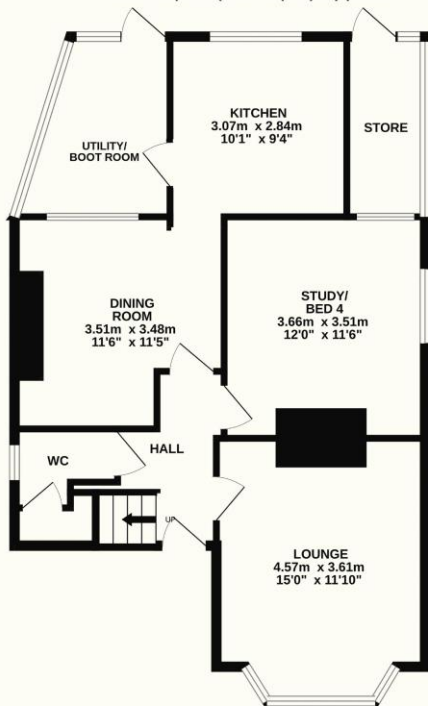
Peter Oliver

The Property
Ombudsman

The Property
Ombudsman
LETTINGS



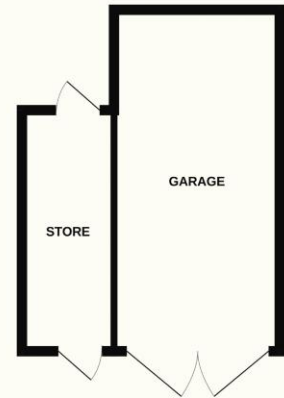
GROUND FLOOR
71.3 sq.m. (767 sq.ft.) approx.



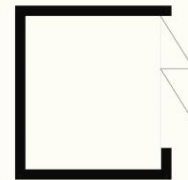
1ST FLOOR
59.2 sq.m. (638 sq.ft.) approx.



GARAGE & STORE
24.0 sq.m. (259 sq.ft.) approx.



GARDEN ROOM
7.3 sq.m. (79 sq.ft.) approx.



TOTAL FLOOR AREA : 161.9 sq.m. (1742 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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info@peteroliverhomes.co.uk

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