

SPRING HILL COTTAGE

PUNNETTS TOWN, HEATHFIELD - £575,000

WOOD& PILCHER
Sales, Lettings, Land & New Homes

Spring Hill Cottage, Punnetts Town, Heathfield, TN21 9PE

Entrance Hall - Spacious Lounge/Diner - Kitchen/Breakfast Room - Utility Room - Downstairs Cloakroom - Double Bedroom With En-Suite Wet Room - Stairs To The First Floor Landing - 2 Further Large Double Bedrooms - Spacious Family Bathroom With Dressing Area - Mature Well Maintained Gardens - Swimming Pool - Double Garage With Enclosed WC & Wash Basin - Stunning Countryside Views



A spacious 3 double bedroom detached home featuring one downstairs bedroom suite with en-suite wet room, bright and spacious lounge/diner, kitchen/breakfast room and utility. A further large bathroom with dressing area is positioned on the first floor and the property enjoys stunning countryside views towards the South Coast. The gardens are well stocked with mature shrubs and flowers and a swimming pool with paved patio and surround offers the ideal area to relax. The double garage has power, light, WC and wash basin. Driveway providing parking for a number of vehicles.

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ENTRANCE HALL:
Composite front door. Cupboard housing the electrical consumer unit. Coved ceiling. Inset spotlight. Radiator.



LOUNGE/DINER:
A bright and spacious room dual aspect room with double glazed windows enjoying views across adjacent fields and towards the South Coast. Feature port hole window. Wood burning stove. Under stairs storage cupboard. Coved ceiling. Radiators. Double glazed door leading to the garden and swimming pool.



KITCHEN/BREAKFAST ROOM:
Double glazed windows. Wooden fronted matching wall and base cupboards. Granite worktops with inset one and a half bowl stainless steel sink. Inset Bosch electric hob with filter hood above. Integral Siemens double oven and Siemens microwave. Integral larder fridge. Space for dishwasher and upright fridge/freezer. Part tiled walls. Radiators.

UTILITY ROOM:
Double glazed window and double glazed door leading to the garden. Fitted high level cupboards. Laminate worktop with space under for washing machine and tumble dryer. Floor mounted oil fired boiler. Part tiled walls. Radiator.

CLOAKROOM:
Double glazed window. WC. Corner wash basin with tiled splashback. Radiator.

BEDROOM:
Double glazed window overlooking the garden and swimming pool. Coved ceiling. Radiator.

EN-SUITE WET ROOM:
WC. Wash basin. Mira electric shower. Tiled walls. Chrome heated towel rail. Extractor fan.

FIRST FLOOR LANDING:
A spacious area with double glazed window. Eaves storage cupboards. Wood effect flooring. Radiator.

BEDROOM:
Dual aspect with double glazed windows enjoying panoramic views across the Sussex countryside towards the South Coast. Wood effect flooring. Radiator.

BEDROOM:
Dual aspect with double glazed windows with window seat overlooking the garden. Built-in wardrobes with dressing table recessed between and cupboards above. Wood effect flooring. Radiator.

FAMILY BATHROOM/DRESSING ROOM:
Double glazed windows. A large room with tile enclosed bath and electric shower over. WC. Pedestal wash basin. Part tiled walls. Radiator. Dressing Area: Tiled worktop and drawers under. Large built-in airing cupboard housing the hot water cylinder with slatted shelves.







OUTSIDE:
There are mature well stocked wrap-around gardens with a multitude of flower and shrub borders and stunning views across the adjacent fields and countryside towards the South Coast. The swimming pool features a large paved surrounding and patio area with plant shed housing pool filtration system and pump. There is a further patio area at the rear of the property. Double garage with twin up-and-over doors, power, light and personal door plus enclosed WC and wash basin. There is a gated entrance with driveway providing parking for a number of vehicles and further garden space to the side.

VIEWING:
By appointment with Wood & Pilcher 01435 862211

TENURE:
Freehold

COUNCIL TAX:
E

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

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.

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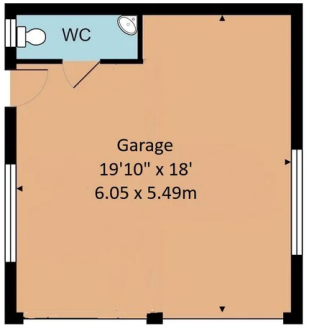




First Floor



Ground Floor



Garage

House Approx. Gross Internal Area 1716 sq. ft / 159.5 sq. m
Garage Approx. Gross Internal Area 363 sq. ft / 33.7 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.