



BROAD OAK

HEATHFIELD - GUIDE PRICE £695,000 - £725,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Langdale, Halley Road, Broad Oak,
Heathfield TN21 8TG

**Enclosed Porch - Entrance Hall - Cloakroom -
Lounge/Diner - Modern Kitchen - Utility/Breakfast Room
- Galleried Landing - Four Bedrooms - Modern Family
Bathroom - Beautifully Maintained Gardens To Front &
Rear - Garage & Own Driveway - Exceptional Panoramic
Views**

A beautifully appointed bright and spacious four bedroom detached family home enjoying outstanding, far reaching, panoramic views across the Sussex countryside. The accommodation features a dual aspect lounge/diner, modern fitted kitchen and breakfast room/utility, beautifully presented and substantial gardens with garage and own driveway providing additional parking, conveniently situated just a short walk from Heathfield Community College and the local grocery store and post office and a few minutes drive from Heathfield town centre.

ENCLOSED PORCH:

Double glazed windows and door, quarry tiled floor.

RECEPTION HALL:

Wooden front door, double glazed window to the side, radiator, engineered oak flooring.

CLOAKROOM:

Double glazed window, WC, wash hand basin with cupboard under, tiled floor.

LOUNGE/DINER:

A through room with large double glazed picture window to the front enjoying the outstanding, far reaching views across the Sussex countryside and rear double glazed windows overlooking the garden from the dining area. Wood burning stove, coved ceiling, radiators.





KITCHEN:

Modern fitted kitchen with sage green fronted matching wall and base cupboards, quartz worktop with inset ceramic sink. Space for Range style cooker with splashback and filter hood above. Integrated dishwasher and fridge. Engineered oak flooring, inset spotlights, upright radiator. Double glazed windows overlooking the garden and glazed double doors leading to:

BREAKFAST/UTILITY ROOM:

Laminate worktop with inset stainless steel sink and cupboards under, wall cupboard and further cupboard housing the boiler. Space for washing machine and tumble dryer. Engineered oak flooring. Double glazed windows and double glazed door leading to the rear garden and further door leading to the garage.

FIRST FLOOR GALLERIED LANDING:

A spacious area with double glazed window enjoying spectacular countryside views, radiator, inset spotlights. Access to the loft with pull down ladder.

MASTER BEDROOM:

Large double bedroom with double glazed window enjoying outstanding, far reaching countryside views. Built-in double wardrobe, coved ceiling, radiator, polished wooden flooring.

BEDROOM:

Double glazed window overlooking the rear garden, radiator, built-in double wardrobe, coved ceiling, polished wooden flooring.

BEDROOM:

Double glazed window with outstanding, far reaching countryside views, radiator, polished wooden flooring, coved ceiling.

BEDROOM:

Double glazed window overlooking the rear garden, radiator, polished wooden flooring.

FAMILY BATHROOM:

White suite comprising panel enclosed bath with thermostatic shower over and glass shower screen, WC, wash hand basin with cupboard under. Inset spotlights, chrome heated towel rails, tiled floor. Double glazed window.

OUTSIDE FRONT:

The property is approached via its own driveway leading to the single garage with large lawned area and shrub borders to the front.

GARAGE:

A single garage with electric up and over door, power and light with personal door leading to the breakfast room.

OUTSIDE REAR:

There are beautifully maintained mature gardens to the rear with large lawn area, flower, shrub and tree borders. Large paved patio.

SITUATION:

The sought after village of Broad Oak is set in the High Weald AONB and enjoys local shops and amenities to include a village hall, pre-school nursery, Church, general store with post office and local gym. The market town of Heathfield is only approximately 2 miles distant giving and excellent range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The spa towns of Royal Tunbridge Wells and the Coast at Eastbourne are approximately 15 and 17 miles distant respectively and rail service to London can be found at Buxted and Stonegate both offering a service of trains to London. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes' drive respectively).



TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01435 862211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

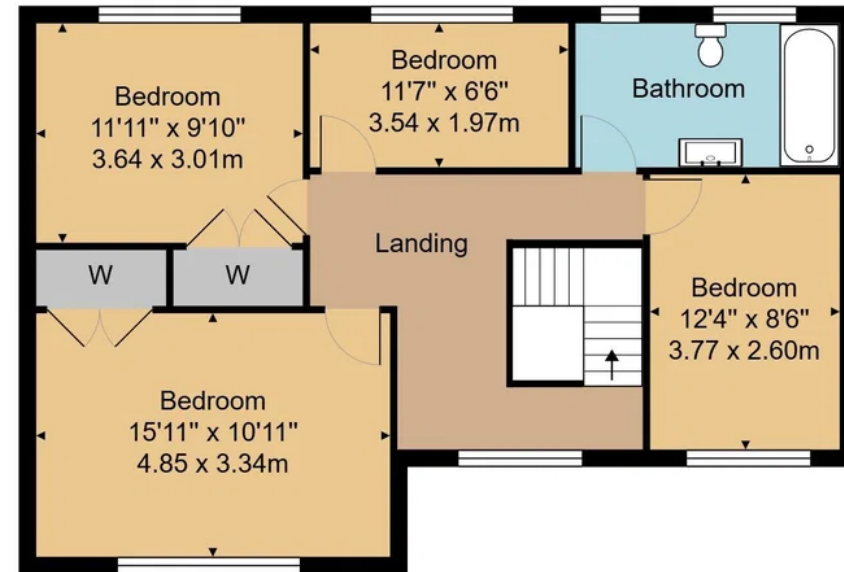
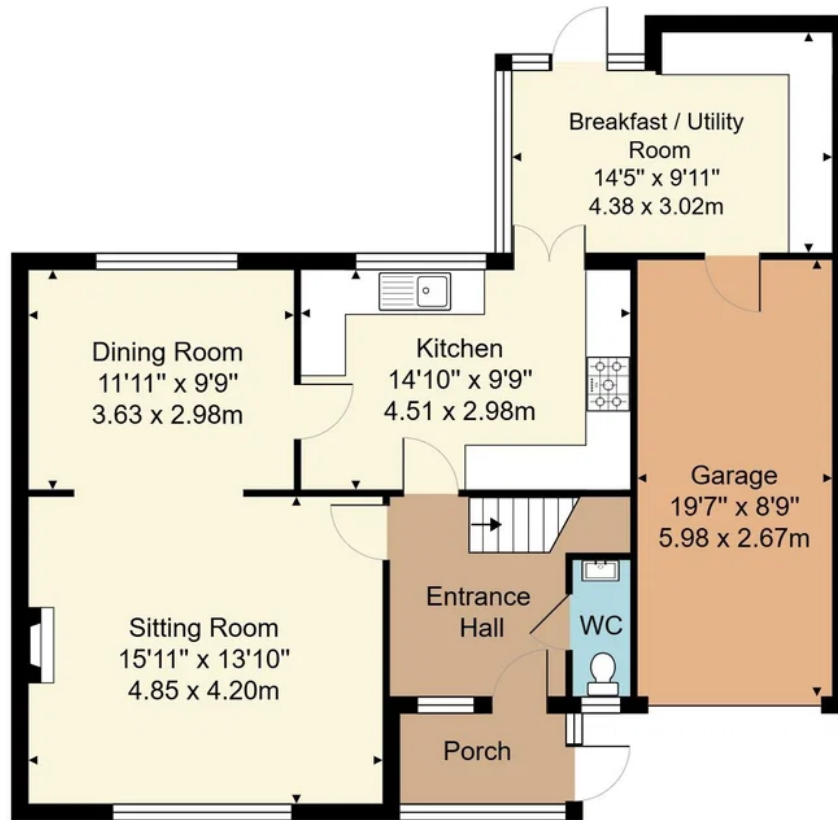
- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Approx. Gross Internal Area 1719 ft² ... 159.7 m²
(Incl. Garage)

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.

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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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