

WOODPECKER COTTAGE, GHYLL ROAD

HEATHFIELD - £365,000

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Woodpecker Cottage, Ghyll Road
Heathfield, TN21 0AH

Entrance Hall - Sitting Room With Feature Fireplace Kitchen/Dining Room - Cloakroom - Side Porch - First Floor Landing - Two Double Bedrooms - Family Bathroom - Large Rear Garden - Garage & Driveway For Numerous Vehicles - Substantial Timber Studio/Lodge

A charming and well-proportioned two-double-bedroom semi-detached cottage, conveniently situated just over half a mile from Heathfield town centre, featuring a large rear garden with an impressive timber studio/lodge, garage and off-street parking for several vehicles.
NO ONWARD CHAIN.

uPVC leaded light front door opens into entrance hall.

ENTRANCE HALL:
Stairs to first floor and doors to:

SITTING ROOM:
Feature fireplace with brick surround and hearth, picture rail, radiator and wood effect flooring. Dual aspect with leaded light double glazed window to the front and French doors leading to the rear garden.

KITCHEN/DINING ROOM:
Range of matching wall and base cupboards with wood block worktops incorporating a stainless steel sink. Appliances include an inset electric hob with stainless steel filter hood above and an integrated oven. Space for washing machine, dishwasher and upright fridge/freezer. Tiled floor, radiator and dual aspect with leaded light double glazed windows to the front and double glazed windows to the rear overlooking the garden.

CLOAKROOM:
WC, tiled floor and double glazed window.

SIDE PORCH:
Wood effect flooring, double glazed window and double glazed door leading to the rear garden.







FIRST FLOOR LANDING:
Access to loft, wood effect flooring and double glazed window to rear.

BEDROOM:
Radiator, wood effect flooring and picture rail. Dual aspect with leaded light double glazed windows to front and rear.

BEDROOM:
Radiator, wood effect flooring, picture rail, coved ceiling and leaded light double glazed window to front.

BATHROOM:
White suite comprising panel enclosed bath with thermostatic shower over and glass shower screen, WC and pedestal wash basin. Heated towel rail, built in airing cupboard housing hot water cylinder with slatted shelves above, tiled walls, radiator and double glazed window to rear.

OUTSIDE:
The property benefits from a large garden to the rear principally laid to lawn with timber decking, paved patio area, pergola, feature pond and gated side access. At the rear of the garden a gate leads to a substantial gravelled area providing parking for a number of vehicles and a single detached garage with power, light and up/over door. Further enhancing the property is a LARGE TIMBER-BUILT STUDIO/LODGE, complete with power and lighting, providing a versatile additional space ideal for a home office or gym.

SITUATION:
The property is conveniently located for access to Heathfield with its wide 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. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. 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.





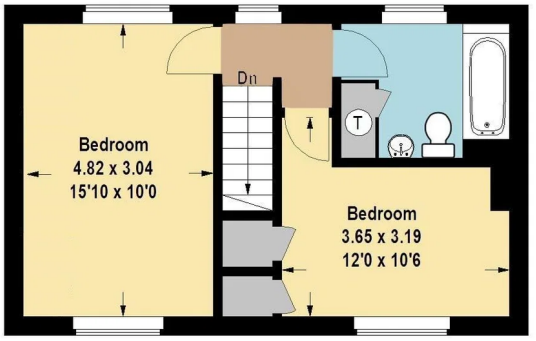


TENURE:
Freehold

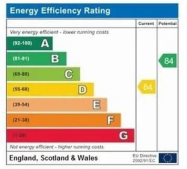
COUNCIL TAX BAND:
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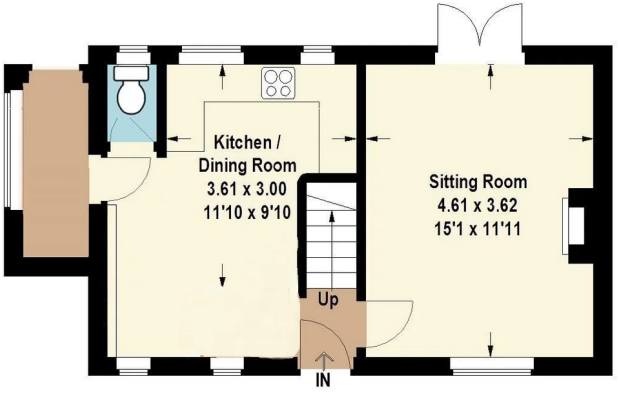
VIEWINGS:
By appointment with Wood & Pilcher on 01435 862211.

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

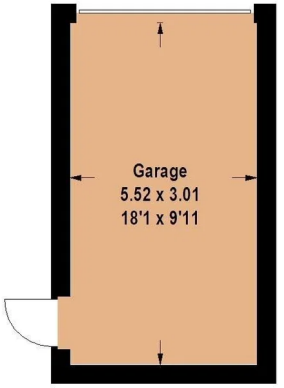


First Floor Approx Internal Floor Area
395 sq ft (36.7 sq m)





Ground Floor Approx Internal Floor Area
442 sq ft (41.1 sq m)



Garage Approx Internal Floor Area
180 sq ft (16.7 sq m)

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Not To Scale.
Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.
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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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