



GATE COTTAGE

VINES CROSS, HEATHFIELD - GUIDE PRICE £685,000 - £710,000



WOOD & PILCHER

Gate Cottage

Hammer Lane, Vines Cross,
Heathfield, East Sussex, TN21 9HF

**Enclosed Porch - Entrance Hall - Lounge - Kitchen/Diner -
Shower Room - 2 Bedrooms - Bathroom - Dressing Room -
Office/Study - Extension/Self Contained Annexe With
Kitchen/Lounge/Diner - Reception Room - 2 Bedrooms -
Bathroom - Large Driveway - Beautifully
Maintained Gardens**

An attractive detached family home with versatile accommodation which allows the use of a self contained annexe or which can be used as part of the main dwelling. The accommodation features in the original part of the house large kitchen/diner, separate reception room, shower room, 2 further bedrooms, dressing area and bathroom. In the extension/self contained annexe the accommodation features kitchen/lounge/diner, reception room, 2 bedrooms and family bathroom. There is a gated driveway to the front providing parking for multiple vehicles and beautifully maintained gardens.

ENCLOSED PORCH:

Double glazed door. Double glazed window to front. Leading to:

ENTRANCE HALL:

Under stairs storage. Stairs to first floor landing. Radiator.

LOUNGE:

Side aspect single glazed window with secondary glazing. Radiator. Inglenook fireplace with wood burner.

SHOWER ROOM:

Side aspect double glazed frosted window. Radiator. Low level WC. Pedestal wash hand basin. Part tiled walls. Shower cubicle with screen. Extractor fan.



KITCHEN/DINER:

Front and rear aspect double glazed windows. Radiators. Range of matching wooden eye level and base units. One and a half bowl stainless steel sink with mixer tap and drainer. Built in Rayburn oven and hob. Space for all other appliances. Part tiled walls.

STAIRS LEADING TO FIRST FLOOR LANDING:

Front aspect double glazed window. Radiator. Loft hatch. Leading to:

DRESSING AREA:

Rear aspect double glazed velux window. Storage units. Radiator.

BEDROOM:

Rear aspect double glazed window. Radiator.

BATHROOM:

Front aspect double glazed frosted window. Heated towel rail. Low level WC. Pedestal wash hand basin. Panel enclosed bath. Part tiled walls. Extractor fan.

STUDY:

Side aspect single glazed window. Radiator. Shelving.

FURTHER BEDROOM:

Side aspect single glazed window. Loft hatch. Fitted wardrobe. Radiator.

INNER HALL & EXTENSION/SELF CONTAINED ANNEXE:

Double glazed door. Radiator.

KITCHEN/LOUNGE/DINER:

Front aspect double glazed sliding doors and double glazed window. Door leading to rear of the property. A modern fitted kitchen with a range of eye level and base units. Built in oven, hob and extractor fan. Space for additional appliances. Butler sink with mixer tap.

LIVING ROOM:

Front aspect double glazed sliding doors. Radiator. Fitted wardrobes.

STAIRS LEADING TO FIRST FLOOR:

Rear aspect double glazed velux windows.

BEDROOM:

Front aspect double glazed window. Radiator. Fitted wardrobes.



BEDROOM:

Front aspect double glazed window. Radiator.

BATHROOM:

Rear aspect double glazed velux window. Heated towel rail. Modern suite comprising of low level WC. Vanity wash hand basin with mixer tap. Panel enclosed bath with mixer tap and shower attachment. Part tiled walls.

OUTSIDE:

The garden is mainly laid to lawn, mature flower and shrub borders, additional patio area, summer house, pond, 2 sheds, stables, shelter and fence surround. Gated driveway providing parking for multiple vehicles.

SITUATION:

The property is located within the popular Sussex village of Vines Cross. The village itself is surrounded by lovely open countryside and is considered to give excellent accessibility not only to the coastal resort of Eastbourne (approx. 15 miles distant) but indeed the market town of Heathfield (approx. 3 miles away). Heathfield provides a 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 ages. The spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approximately 16 miles distant. Stonegate railway station is approximately 8.5 miles distant to the north with other stations at Polegate and Buxted approximately 10 miles away providing train services to London.

TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher 01435 862211

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 obtained. 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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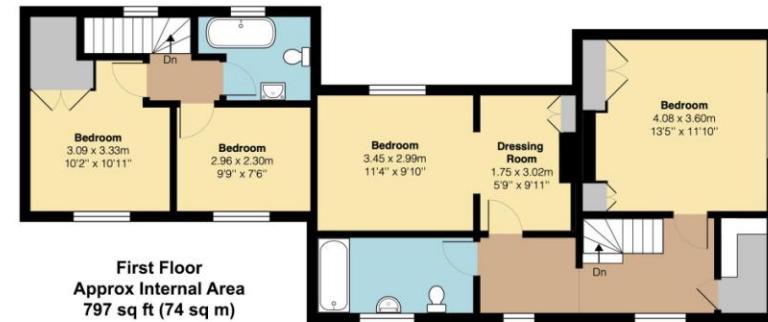
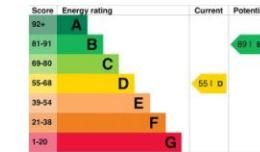
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Not To Scale.
Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation 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.