



GLENFIELD COTTAGE
OLD HEATHFIELD - £800,000



Glenfield Cottage

Old Heathfield, Heathfield,
East Sussex, TN21 9AB

**Entrance Porch - Entrance Lobby - Sitting Room - Family Room -
Kitchen/Breakfast Room - Rear Lobby - Utility Room - Ground Floor
Cloakroom - Bedroom 1 With En-Suite Shower Room -
3 Further Bedrooms - Bathroom - Plot Of Approximately 1/3 Of An Acre
(tbv) - Parking Area - Garage - Delightful Gardens**

A charming detached period cottage having been sympathetically extended over time to provide well presented four bedroom accommodation, situated in this seldom available sought after village location. The property sits in a bold plot extending to approximately a third of an acre (tbv) with off road parking via an in/out driveway and with delightful secluded gardens, including a large private rear terrace, adjoining countryside. The property is set away from main roads in Old Heathfield within walking distance of local Inns and the Church. Viewing highly recommended and uPVC double glazing has been recently added.

Covered ENTRANCE PORCH with outside light and timber FRONT door with cast iron door furniture into:-

ENTRANCE LOBBY:

Stairs to first floor. Exposed beams and exposed timber door into:-

SITTING ROOM:

A beautiful triple aspect room with windows to front and side and French doors to rear. Exposed ceiling and wall beams. Large feature inglenook fireplace with paved hearth and large canopy hood. Wall light points. Latch door to useful shelved cupboard with light. Radiators. Door to kitchen.

FAMILY ROOM:

(From entrance lobby). Window to front. Exposed ceiling and wall beams. Former fireplace with display shelf. Latch internal window to kitchen. Wall light point. Recessed ceiling downlighters. Latch door to useful understairs cupboard with hanging rail and shelf. Further storage cupboard. Radiator. Timber part glazed panelled door into:-

KITCHEN/BREAKFAST ROOM:

Beautiful kitchen with double glazed windows giving an aspect to the garden. Recessed ceiling downlighters. Range of contemporary marble effect worktops with bespoke cupboard and drawer units below incorporating dishwasher. Space and fittings for large gas fired Range with built in extractor hood with light over. Inset one and a half bowl sink and drainer with mixer tap over. Space and fittings for American style fridge/freezer. Matching wall mounted cupboards. Terracotta tiled flooring with diamond inserts. Radiator. Stable door to:-



REAR LOBBY:

Window to front. Stable door to outside. Terracotta tiled flooring. Radiator. Timber door to:-

UTILITY ROOM:

Window to side. Matching worktop with inset sink with swan neck mixer tap over and cupboard below with space and plumbing aside for washing machine and further appliance. Wall mounted recently replaced (early 2016) oil fired central heating boiler and adjoining control panel. Terracotta tiled flooring. Timber door into:-

GROUND FLOOR CLOAKROOM:

Window to rear. Low level WC, corner mounted wash basin. Extractor fan. Radiator.

Staircase from entrance lobby with timber handrails aside rises to a **FIRST FLOOR LANDING:**
Exposed ceiling and wall beams. Wall light point. Range of timber doors to:-

BEDROOM ONE:

A double aspect room with windows to side and rear enjoying a delightful aspect to countryside and the garden. Exposed wall beams. Radiator. Latch door to:-

EN-SUITE SHOWER ROOM:

Window to rear. Fitted with a cottage style suite comprising of low level WC, pedestal wash basin, large walk-in shower cubicle with 'Mira' shower unit within. Fully tiled to walls incorporating decorative dado effect. Recessed ceiling downlighters. Extractor fan. Radiator.

BEDROOM TWO:

A double aspect room with windows to side and to front. Wall light point. Fitted wardrobe cupboards with shelving and hanging rails within. Radiator.

BEDROOM THREE:

A double aspect room with windows to side and to front. Access to roof space. Latch door to useful deep fitted wardrobe cupboard with hanging rail within. Further recessed storage cupboard. Radiator.

BEDROOM FOUR:

Window to side overlooking garden and countryside. Exposed wall beams. Door to cupboard housing water tank. Radiator.

BATHROOM:

Window with aspect to rear garden. Fitted with a suite comprising wash basin inset into vanity cupboard, low level WC, timber panelled bath with 'Triton' shower unit over. Recessed ceiling downlighters. Low level timber panelling to walls and mosaic tiling above. Radiator.



OUTSIDE:

The property sits in a plot of approximately a third of an acre (tbv) and offers delightful gardens that are reasonably level to both FRONT, SIDE and REAR backing onto countryside. The gardens have been well kept by the present owner and provide various areas of lawn and seating terraces, including a large paved patio terrace to the immediate rear of the property perfect for alfresco entertaining and a fence and gated enclosed area suitable for dogs. Areas of established flower and shrub borders, all being hedge enclosed and offering a high degree of privacy and seclusion. Outside lighting to the rear of the property itself and outside tap. Garden SHED with adjoining LOG STORE. Garden SHEDS. Area concealing oil tank. GARAGE with timber swing doors containing power and light and windows to side and personal door at the rear. To the left hand side of the property is a paved terrace off of the rear lobby with wrought iron gate from the front and timber gate giving access to the PARKING area which is a large area with in and out access with flanking areas of lawn and lighting including mature shrubs and established trees. The garden is all securely enclosed with various gates providing access.

SITUATION:

One of the main features of the property is indeed its location. Old Heathfield is regarded as one of the most sought after Sussex villages with an idyllic environment and many attractive walks nearby, such as the famous Cuckoo Trail. All Saints Church is nearby, part of which is understood to date back to the 13th Century as is Heathfield Park Estate and Old Heathfield Cricket grounds. These are all within walking distance of the property, as is the highly regarded fourteenth century Star Inn with gourmet restaurant, excellent bar food and beautiful garden and the Half Moon public house in the opposite direction. Although the property enjoys an idyllic location it is far from isolated with a Primary School less than half a mile distant and the thriving market town of Heathfield nearby, which offers a range of shops and supermarkets. The area is well served with schooling for all age groups. Mainline stations at both Buxted and Stonegate are approximately 6 miles distance, 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 distance 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: E

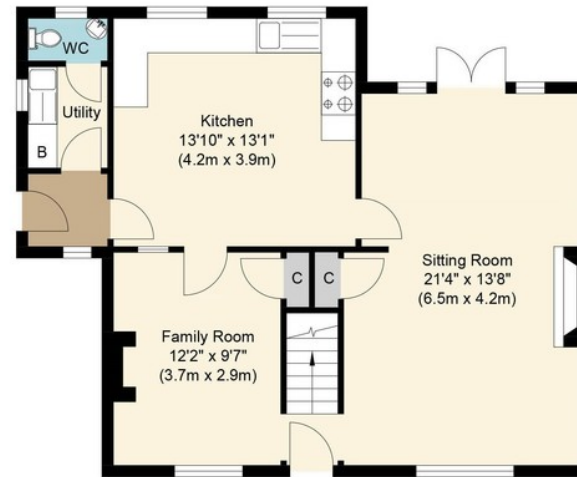
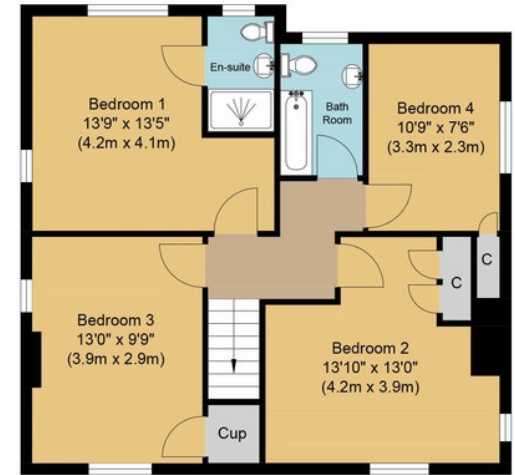
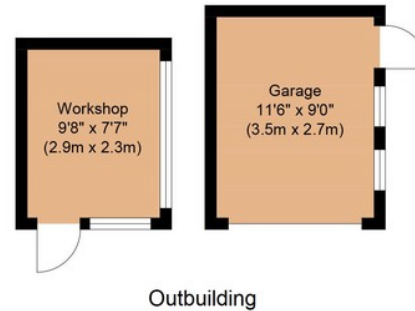
VIEWING: By appointment with Wood & Pilcher 01435 862211

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 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.



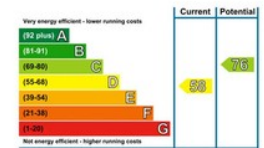
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First Floor

Ground Floor



Glenfield Cottage, Old Heathfield, Heathfield, TN21 9AB

House Approx. Floor Area 1358 sq. ft / 126.2 sq. m
Outbuilding Approx. Floor Area 134 sq. ft / 12.5 sq. m
Approx. Gross Internal Floor Area 1534 sq. ft / 142.6 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.