



# COPPERFIELD

THREE CUPS, HEATHFIELD – GUIDE PRICE £750,000 - £770,000



# Copperfield

Three Cups,  
Heathfield, TN21 9LR

**Spacious Entrance Hall - Double Aspect Sitting Room With Wood Burner - Dining Room - Kitchen With Utility Room - Cloakroom - Master Bedroom With En-Suite Bathroom - 2 First Floor Double Bedrooms & Shower Room - Spacious Landing With Study Area - Delightful Gardens Backing Onto Fields - Double Garage With Store Room Over Offering Further Potential Subject To Planning - Electric Gated Driveway Providing Off Road Parking For Several Vehicles - Village Location**

A detached 3 bedroom modern property situated in a plot extending to in excess of a third of an acre (TBV) with the added benefit of a double garage with store room over providing further potential (STP). The property offers well presented bright and spacious flexible accommodation throughout with double aspect sitting room with wood burning stove opening into a dining room with access to a kitchen and utility. The ground floor enjoys a bedroom with en-suite modern bathroom as well as a spacious hallway and cloakroom. To the first floor is a large galleried landing area providing study space and access to 2 bedrooms and a shower room as well as delightful views over the gardens and fields beyond. Internal viewing is recommended to appreciate this delightful property and its gardens.

uPVC double glazed front door with adjoining side screen into:

## **ENTRANCE HALL:**

Stairs to first floor landing. Timber flooring. Cloaks cupboard. Telephone point. Door to:

## **UNDER STAIRS CLOAKROOM:**

Low level WC and corner wash basin. Door into:

## **DOUBLE ASPECT SITTING ROOM:**

uPVC double glazed windows to front and side. Timber fire surround with wall mounted mirror over and wood burning stove upon paved hearth. Timber flooring. Radiator.

## **DINING ROOM:**

With French doors from sitting room and uPVC double glazed doors to rear terrace. Timber flooring. Wall mounted ornate timber mirror. Radiator.



**KITCHEN:**

uPVC double glazed windows to rear. Range of shaker influenced cupboard and drawer base units with timber butchers block work surfaces over and matching wall mounted units. Fitted stainless steel brush fronted oven with electric hob over and splashback and extractor hood. Inset one and a half bowl sink and drainer with swan neck mixer tap over. Space for fridge freezer and further appliance. Door to:

**UTILITY ROOM:**

uPVC double glazed door to rear. Floor mounted oil fired central heating boiler. Marble effect worktop with space below for 2 appliances. Matching cupboards over. Extractor fan.

**GROUND FLOOR BEDROOM:**

uPVC double glazed window to side and front. Timber flooring. Range of fitted wardrobe furniture. Radiator. Door to:

**EN-SUITE BATHROOM:**

Obscure uPVC double glazed window to side. Fitted with a white contemporary suite with chrome effect fittings comprising low level WC with concealed cistern and useful storage cupboard to side with display worktop over, inset sink incorporating mixer taps and splashback. Panelled bath with additional hand held shower attachment and splashback surround. Ceramic tiled flooring. Extractor fan.

**FIRST FLOOR SPACIOUS GALLERIED LANDING:**

Ample room for desk and double aspect with Velux windows to front and rear. Fitted shelving to one wall. Timber flooring. Access to loft space. Useful storage cupboard. Radiator. Doors to:

**BEDROOM TWO:**

uPVC double glazed window to front. Radiator.

**BEDROOM THREE:**

uPVC double glazed window to front. Radiator.

**SHOWER ROOM:**

uPVC double glazed window to rear with aspect over garden to farmland. Modern contemporary white suite with contrasting cupboards and chrome effect fittings comprising low level WC with concealed cistern, display work surface above. Sink with mixer tap over inset into vanity unit with cupboards below and display space aside. Folding doors to walk in shower cubicle. Ceramic tiled flooring. Ceiling downlights. Heated chrome effect ladder style towel rail. Extractor fan.

**OUTSIDE:**

The property sits in a bold plot extending to over a third of an acre (tbv) with electric gates with brick pillars aside giving access to a driveway providing off road parking for several vehicles giving access to a detached DOUBLE GARAGE with twin up and



over doors containing its own consumer unit with power points and light, water tap and external sewerage laid on to a private drainage tank (would need connecting) and with staircase rising to a useful room over with Velux windows to rear. It is considered there is significant potential to convert the garage into additional accommodation subject to any required planning/building consents. The gardens are a delightful feature of the property being laid mainly to lawn interspersed with various flower and shrub beds, paved flagstone seating terrace and brick paved pathways. Raised flower and shrub beds, hedge enclosed further cottage garden area with greenhouse, fruit cage and shed. The gardens adjoin a field giving a particularly secluded and private setting.

**SITUATION:**

The property is most pleasantly situated just a short distance from the popular village of Punnetts Town which enjoys a well regarded Primary School with the market town of Heathfield being reached within five minutes drive. In general the market town of 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 age groups. Train stations at both Etchingham and Stonegate are approximately 9 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 Hastings and Eastbourne being reached within approximately 30 and 45 minutes drive respectively.

**TENURE:** Freehold

**COUNCIL TAX BAND:** F

**VIEWING:** By appointment with Wood & Pilcher 01435 862211

**AGENTS NOTE:**

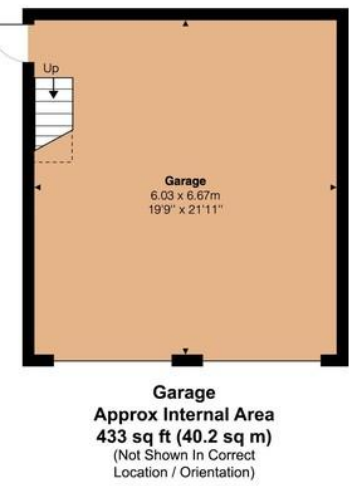
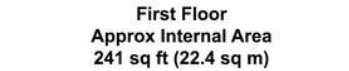
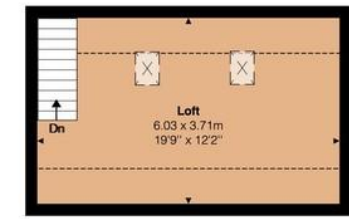
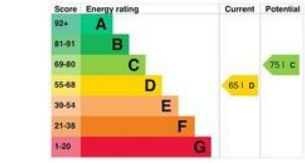
The property has oil fired central heating and private drainage.

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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Not To Scale.  
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