



OWL COTTAGE, NORTH STREET  
PUNNETTS TOWN - GUIDE PRICE £475,000 - £500,000



**WOOD & PILCHER**  
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# Owl Cottage

1 North Street, Punnetts Town,  
Heathfield, TN21 9DT

**Enclosed Porch - Hall/Study - Sitting Room With Inglenook Style Fireplace - Kitchen With Walk In Larder - Dining Room - Playroom/Bedroom 4 - Cellar - First Floor Landing - 3 Further Bedrooms - Family Bathroom - Good Sized Rear Garden - Brick Built Home Office & Separate Timber Studio Both With Internet Access**

An attractive detached 3/4 bedroom period cottage situated in the desirable village of Punnetts Town. The property offers versatile accommodation with 3/4 bedrooms, spacious sitting room with Inglenook style fireplace, separate dining room and study plus a good sized garden to the rear with substantial brick built home office and further timber studio. Inset lighting throughout. New double glazing. LAN cabling.

## **ENCLOSED PORCH:**

Large and light double glazed windows. Wood effect flooring. Fitted coat rail, further hooks and useful storage.

## **HALL/STUDY:**

Beamed ceiling. Wood effect flooring. Cast iron working fireplace.

## **SITTING ROOM:**

Spacious sitting room with dual aspect double glazed windows to the front and rear overlooking the garden. Beamed ceiling. Feature Inglenook style brick fireplace with large wood burning stove and stone hearth. Inset lighting. Radiator.

## **KITCHEN:**

Range of cream fronted matching wall and base cupboards. Wood block worktop with inset ceramic Butlers sink. Space for Range style cooker and upright fridge freezer. Wood burning stove. Walk in larder and utility with beamed ceiling. Fitted shelving. Space for washing machine and dishwasher. Flagstone flooring. Door leading to the:



**CELLAR:**

With power and light. Currently comprising a large chest freezer, dryer and shelving. Radiator.

**DINING ROOM:**

Double glazed windows on three sides bringing the light in. Double glazed French doors leading to the garden. Electric wall mounted heater.

**CLOAKROOM:**

Double glazed window. WC. Wash basin. Inset spotlight.

**PLAYROOM/BEDROOM FOUR:**

Dual aspect with double glazed windows. Vaulted exposed beams, high ceiling. Built in wardrobe. High-level built in storage cupboard. Radiator.

**STAIRS LEADING TO THE LANDING:**

In built ladder access to the large loft which runs the full length of the house.

**BEDROOM ONE:**

Double glazed windows. Full height range of fitted wardrobes/cupboards. Fitted shelving. Radiator.

**BEDROOM TWO:**

Double glazed windows. Built in double wardrobe. Shelving. Inset lighting. Radiator.

**BEDROOM THREE:**

Double glazed window overlooking the rear garden. Inset lighting. Radiator.

**FAMILY BATHROOM:**

Double glazed window. White suite comprising of a 'P' shaped panel enclosed bath with chrome mixer taps and shower attachment, glass shower screen. WC. Pedestal wash basin with tiled splashback. Inset lighting. Heated towel rail. Built in airing cupboard housing the hot water cylinder with slatted shelf above and electric boiler.

**OUTSIDE:**

There is a good sized rear garden with patio area, paved seating area, lawn, well stocked mature shrub borders, raised vegetable boxes, timber potting shed and side access via gate. There is also a good sized under house storage space to the front of the property.



### BRICK BUILT HOME OFFICE:

This separate brick-built building makes a good sized study well suited to home working. Vaulted ceiling with exposed beams. Double glazed windows. Network cabling for internet access from main house and TV and Radio point.

### TIMBER STUDIO:

With power, light, underfloor heating and network cabling to the study.

### SITUATION:

The property is most pleasantly situated within this favoured and popular East Sussex village of Punnetts Town. The village itself enjoys a well regarded Primary School with Heathfield Community College close and with the market town of Heathfield itself being reached within five minutes drive. The market town of Heathfield provides a range of shopping facilities including Waitrose, Sainsburys, Tesco Express, Co-op, butchers, and lots of independent shops. The area is well served with schooling for all age groups. Stonegate train is under 8 miles away and provides a regular service to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approximately a 30 minutes drive with the larger coastal towns of both Hastings and Eastbourne being reached within approximately 30 and 45 minutes by car.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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

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### Owl Cottage, 1 North Street, Punnetts Town, TN21 9DT

Not To Scale.

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