



OAK VIEW HOUSE, THORNTREE CLOSE  
HEATHFIELD – OFFERS IN EXCESS OF £450,000



**WOOD & PILCHER**  
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# Oak View House

Thorn tree Close,  
Heathfield, TN21 0YE

**Entrance Hall - Cloakroom - Kitchen/Breakfast Room - Dining Room/Conservatory - Stairs To First Floor Landing - Sitting Room With Juliette Balcony - Two Bedrooms - Family Bathroom - Stairs To Second Floor Landing - Master Bedroom With En-Suite Bathroom - One Further Bedroom - Integral Garage - Gated Driveway - Landscaped Rear Garden**

A beautifully appointed four bedroom semi-detached town house arranged over three floors and situated in a private cul-de-sac a short walk from Heathfield High Street. The property was built in 2009 and features a spacious kitchen/breakfast room with integrated appliances, dining room/conservatory, two bathrooms (one en-suite) each having a bath and separate shower cubicle. Own driveway and garage with utility area to the rear and a low maintenance landscaped garden.

#### **ENTRANCE HALL:**

Leaded light part double glazed front door. Amtico wood effect flooring. Radiator. Door to integral garage.

#### **CLOAKROOM:**

Double glazed window. WC. Pedestal wash basin with tiled splashback. Inset spotlight. Amtico wood effect flooring. Radiator.

#### **KITCHEN/BREAKFAST ROOM:**

Double glazed windows. Range of cream fronted matching wall and base cupboards. Slate effect worktops with inset 1.5 bowl ceramic sink. Inset five burner gas hob with stainless steel filter hood above. Integrated double oven, fridge and dishwasher. Tiled floor. Inset spotlights. Part tiled walls. French doors leading to:

#### **DINING ROOM/CONSERVATORY:**

Double glazed windows and double glazed patio doors leading to the garden. Tiled floor. Fitted blinds. Radiator.

#### **STAIRS LEADING TO THE FIRST FLOOR LANDING:**

Amtico wood effect flooring. Radiator.

#### **SITTING ROOM:**

Double glazed windows and double glazed French doors with Juliette balcony enjoying views between the treetops. Amtico wood effect flooring. Radiator with decorative cover.



**BEDROOM:**

Double glazed window. Built in wardrobe. Radiator.

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Double glazed window. Radiator.

**FAMILY BATHROOM:**

Double glazed window. White suite comprising of a panel enclosed bath with chrome mixer taps and handheld shower attachment. WC. Pedestal wash basin. Part tiled walls. Heated chrome towel rail. Separate shower cubicle with thermostatic shower. Inset spotlights. Extractor fan. Wood effect flooring.

**STAIRS LEADING TO THE SECOND FLOOR LANDING:**

Access to the loft with pull down ladder. Radiator.

**MASTER BEDROOM:**

Large double glazed windows enjoying far reaching views across Heathfield. Built in wardrobes and further eaves storage.

**EN-SUITE BATHROOM:**

Double glazed window. White suite comprising of a panel enclosed bath with chrome mixer taps and handheld shower attachment. WC. Pedestal wash basin. Part tiled walls. Heated chrome towel rail. Inset spotlights. Extractor fan. Shower cubicle with thermostatic shower.

**BEDROOM:**

Double glazed window. Built in wardrobe and further eaves storage cupboards. Radiator.

**INTEGRAL SINGLE GARAGE:**

Accessed from the hallway with electric up and over door. Utility area to the rear with fitted worktop, inset stainless steel sink and cupboards above. Space for washing machine and further appliances. Wall mounted gas fired boiler fitted in November 2022.

**EXTERNALLY:**

The property is approached via wrought iron electric gates with a brick set driveway leading to the garage. There is a small, professionally landscaped garden to the rear with a paved patio and beautiful mature Ash tree. Additional on street parking.

**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: E

VIEWING: By appointment with Wood & Pilcher 01435 862211

**AGENTS NOTE:**

We understand there is a management charge in relation to the private road which is approximately £100 p.a.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Second Floor

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



27 High Street, Heathfield,  
East Sussex, TN21 8JR  
Tel: 01435 862211

Email: [heathfield@woodandpilcher.co.uk](mailto:heathfield@woodandpilcher.co.uk)  
BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE  
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



Approx. Gross Internal Area 1650 ft<sup>2</sup> ... 153.3 m<sup>2</sup>

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.