



MEADOW VIEW
MAYNARDS GREEN, HEATHFIELD – £850,000



Meadow View

Tubwell Lane, Maynards Green,
Heathfield, TN21 0BY

**Reception Hall - Sitting Room With Feature Fireplace -
Cloakroom - Games Room/Bedroom 5 - Kitchen/Diner - Family
Room - Utility Room - 4 Further Bedrooms (Master Suite with
En-Suite Dressing Room & En-Suite Bathroom) - Plot Extending
To Approximately Half An Acre With Gardens To All Sides Of
The Property - Driveway Providing Parking For A Number Of
Vehides - Home Office**

An imposing 4/5 bedroom detached family home with grounds extending to about half an acre, built in 2017 and situated in a highly desirable lane location just a short stroll from the highly regarded Maynards Green primary school. The property features oak doors & flooring to a number of rooms, central heating via air source heat pump, an impressive kitchen/diner with bi-fold doors, family room, games room/ground floor bedroom, sitting room with feature fireplace & wood burning stove, luxury family bathroom plus master bedroom with en-suite dressing room and bathroom. The gardens surround the property and enjoy views across adjacent fields. END OF CHAIN.

RECEPTION HALL:

Oak flooring Double glazed window. Under stairs storage/doors cupboard. Inset spotlights.

CLOAKROOM:

Tiled floor. WC. Wash basin with cupboard under. Double glazed window. Extractor fan. Inset spotlight.

GAMES ROOM/BEDROOM 5:

Double glazed windows. Inset spotlights. Oak flooring.

SITTING ROOM:

Dual aspect with double glazed windows to the front and bi-fold doors to the rear opening onto the patio. Oak flooring. Feature fireplace with wooden mantel, stone hearth & wood burner. Inset spotlights.



OPEN PLAN KITCHEN/DINER:

Range of fitted kitchen units with built in double oven. Inset 5 ring induction hob with filter hood above. Space for fridge/freezer. Central island with solid wooden worktops with cupboards under & integrated dishwasher. Double bowl inset butlers sink. Inset spotlight. Bi-fold doors opening onto the patio. Oak flooring opening into:

FAMILY ROOM:

Double glazed windows over looking the garden & views beyond. Oak flooring. Inset spotlights.

UTILITY ROOM:

Double glazed windows & door to garden. Solid wood worktop with inset sink and space under for washing machine & tumble dryer. Inset spotlights. Extractor fan.

STAIRS TO LANDING:

Double glazed window. Inset spotlights. Airing cupboard. Access to loft. Radiator.

MASTER BEDROOM SUITE:

Double glazed windows. Inset spotlights. Radiator.

EN-SUITE DRESSING ROOM:

Double glazed windows. Inset spotlights. Radiator.

EN-SUITE LUXURY BATHROOM:

Freestanding bath with chrome mixer tap & shower attachment. Separate shower cubical with thermostatic shower & drencher head. Wash basin with cupboards under. WC. Double glazed window. Inset spotlights. Extractor fan. Chrome heated towel rail.

BEDROOM 2:

Double glazed windows over looking the garden & fields beyond. Inset spotlights. Radiator.

BEDROOM 3:

Double glazed windows over looking the garden & fields beyond. Inset spotlights. Radiator.

BEDROOM 4:

Double glazed windows over looking the garden & fields beyond. Inset spotlights. Radiator.



FAMILY BATHROOM:

Double glazed window. Panel enclosed bath with chrome mixer tap & shower attachment. Twin wash basins with cupboards & drawers under. Large shower cubical with drencher head & separate handheld shower. Inset spotlights. Extractor fan. Tiled floor. Chrome heated towel rail.

OUTSIDE:

The gardens surround the property. Mainly being laid to lawn with a large paved patio area, trees and timber built tree house. The driveway provides parking for a number of vehicles.

HOME OFFICE:

A spacious office with power and light and bi-fold doors to the front.

SITUATION:

Located in the small hamlet of Maynards Green that offers Primary School and local Inn. The town centre of Heathfield is within easy reach by car providing a fine 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. 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. Train stations at both Buxted and Stonegate are approximately 8 miles distance, both providing a service of trains to London.

TENURE: Freehold.

COUNCIL TAX BAND: G

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



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

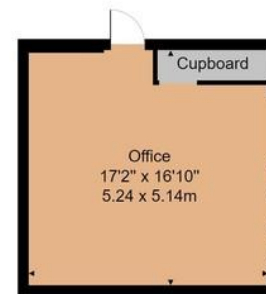
Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



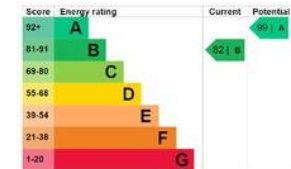
First Floor



Ground Floor



Outbuilding



House Approx. Gross Internal Area
2497 sq. ft / 232.0 sq. m

Outbuilding Approx. Internal Area
289 sq. ft / 26.9 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.