



WOODVILLE, LITTLE LONDON ROAD
HORAM, HEATHFIELD - £749,500



WOOD & PILCHER
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Woodville

Little London Road, Horam,
Heathfield, TN21 0BL

Storm Porch - Entrance Hall With Part Panelled Walls - Sitting Room With Wood Burning Stove - Remodelled 'L' Shaped Kitchen/Breakfast Room - Utility Room - Cloakroom - Pantry - Dining Room - Family Room - Landing - 4 Bedrooms - Family Bathroom - Shower Room - Large Lawned Rear Garden - Gated Driveway To The Front - Garage With Electric Door

A beautifully appointed 4 bedroom detached family home built in the 1920's. The property is approached via double wooden gates with a driveway leading to the garage with electric door. The accommodation features a recently fitted kitchen/breakfast room, sitting room, formal dining room and separate family room. There is also a utility room, cloakroom and walk in pantry on the ground floor. The first floor features 4 bedrooms, 3 with far reaching countryside views, a family bathroom plus separate shower room. There is a large secure and private garden to the rear with side gated access. NO ONWARD CHAIN.

COVERED STORM PORCH:

ENTRANCE HALL:

Double glazed front door with stained glass side window. Under stairs storage cupboard. Part panelled walls. Original wooden flooring.

SITTING ROOM:

Double glazed windows in bay with fitted shutters. Feature fireplace with wooden surround and wood burning stove. Fitted shelving with cupboards below to both sides. Picture rail. Original wooden flooring. Radiator.

KITCHEN/BREAKFAST ROOM ('L' SHAPED)

Double glazed windows overlooking the garden and further double glazed window to the front. Recently remodelled kitchen with matching wall and base cupboards. Solid oak worktop. Butlers sink. Inset Bosch 4 burner gas hob with tiled splashback, oven under and stainless steel filter hood above. Integrated dishwasher. Herringbone wood effect flooring. Inset spotlights. Radiator.



UTILITY ROOM:

Double glazed window overlooking the garden. Solid oak worktop with inset stainless steel sink and cupboards under. Space for washing machine. Herringbone wood effect flooring.

INNER LOBBY:**DOWNSTAIRS CLOAKROOM:**

Double glazed window. WC with concealed cistern. Wall mounted cupboard. Wash basin. Chrome heated towel rail. Part tiled walls. Herringbone wood effect flooring.

WALK IN PANTRY:**DINING ROOM:**

Double glazed door and double glazed side windows overlooking the garden. Picture rail. Wood effect flooring. Radiator.

FAMILY ROOM:

Double glazed window overlooking the garden. Picture rail. Wood effect flooring.

STAIRS:

With stair runner and part panelled walls leading to the:

LANDING:

Window. Part panelled walls. Access to the loft. Radiator.

BEDROOM ONE:

A large double bedroom with double glazed window overlooking the garden and with far reaching views across the Sussex countryside. Bespoke built in wardrobes with soft close doors and drawers. Picture rail. Radiator.

BEDROOM TWO:

Double glazed window overlooking the garden and with far reaching countryside views. Feature cast iron fireplace. Picture rail. Radiator.

BEDROOM THREE:

Double glazed window overlooking the garden and with far reaching countryside views. Built in airing cupboard housing the hot water cylinder with slatted shelves above. Radiator.

BEDROOM FOUR:

Double glazed window. Bespoke fitted wardrobe. Picture rail. Radiator.

FAMILY BATHROOM:

Double glazed window. Spacious bathroom with panel enclosed bath with shower over and glass shower screen. Vanity unit with inset wash basin and cupboards under. WC with concealed cistern. Part tiled walls. Heated towel rail. Inset spotlights. Tiled floor.



SHOWER ROOM:

Double glazed window. Quadrant shower cubicle with thermostatic shower. WC. Wash basin. Part tiled walls. Heated towel rail. Inset Spotlights. Tiled floor.

OUTSIDE:

There is a double gated driveway leading to a single garage with electric up and over door, power and light. There is a large lawned garden to the rear with paved patio area, raised beds, fruit trees and hedging. Outside boiler/storage cupboard. Outside water tap. Side gate.

SITUATION:

The property is conveniently situated for those wishing to benefit from the day to day shopping facilities within the popular Sussex village of Horam. In general these provide curiosity shops, dentist, doctors and Co-op convenience store. The property is close to the famous Cuckoo Trail, a lovely countryside walk along the former railway line from Heathfield to Eastbourne Park. The market town of Heathfield can be reached within approximately 5 minutes drive and in general terms 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 Buxted and Polegate are approximately 8 miles distant, both providing a service of trains to London. There are also bus routes that serve the village. 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 25 minutes respectively.

TENURE:

Freehold

COUNCIL TAX BAND:

F

VIEWING:

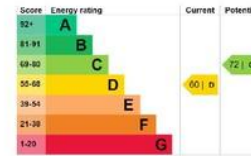
By appointment with Wood & Pilcher 01435 862211

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

Approx. Gross Internal Area
1865 ft² ... 173.3 m²
(Incl. Garage)

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.