



THE DWELLINGS
TURNERS GREEN, HEATHFIELD – OFFERS IN EXCESS OF £625,000



**WOOD &
PILCHER**
Sales, Lettings, Land & New Homes

The Dwellings

Turners Green,
Heathfield, TN21 9RA

Enclosed Porch - Entrance Hall - Dual Aspect Sitting Room - Dining Room - Snug - Study - Stunning Kitchen/Breakfast Room With Vaulted Ceiling - Utility Room - Cloakroom - Landing - 3 Bedrooms (Bedroom 3 Accessed Via Bedroom 1) - Luxurious Bathroom - Beautifully Manicured Gardens Extending To Approximately A Fifth Of An Acre - Large Garage & Driveway - Numerous Further Storage Sheds

A stunning half tile hung cottage dating back to the mid 1800's having been extended in more recent times and being situated in the highly desirable hamlet of Turners Green. The cottage is set on a bold plot extending to approximately a fifth of an acre and enjoys beautiful countryside views. Features include a particularly bright and spacious kitchen/breakfast room with vaulted beamed ceiling, 3 reception rooms, wood burning stove, mature and extremely well manicured gardens plus a substantial garage with driveway to the front providing parking for further vehicles and a number of storage sheds. NO ONWARD CHAIN.

ENCLOSED PORCH:

Windows. Quarry tiled floor.

ENTRANCE HALL:

Double glazed window overlooking the front garden and views beyond. Beamed ceiling. Under stairs storage cupboard. Victorian style radiator.

SITTING ROOM:

Dual aspect with double glazed windows overlooking the garden. Double glazed French doors leading onto the patio. Wood burning stove. Feature exposed chimney breast.



SNUG:

Double glazed window. Beamed ceiling. Feature cast iron fire surround. Victorian style radiator. Built in airing cupboard housing the hot water cylinder with slatted shelves above. Opening into:

DINING ROOM:

Beamed ceiling. Part panelled walls. Wooden flooring.

STUNNING KITCHEN/BREAKFAST ROOM:

A beautiful bright and spacious kitchen with vaulted ceiling and exposed timber beams. Matching grey fronted wall and base cupboards with granite worktops and inset Butler sink. Integrated dishwasher and 'Esse' electric Range style cooker with filter hood above. Space for upright fridge freezer. Amtico herringbone style flooring. Electric underfloor heating. Velux double glazed roof windows. Stable door leading to the garden.

UTILITY ROOM:

Amtico herringbone style flooring. Matching wall and base cupboards. Oil fired boiler. Space for washing machine. Built in single oven. High level cupboard. Radiator.

CLOAKROOM:

Double glazed window. High level flush WC. Stone work surface with stylish wash basin and cupboard under. Part panelled walls. Amtico herringbone style flooring. Radiator.

STUDY/BEDROOM

Double glazed windows. Beamed ceiling. Radiator.

STAIRS LEADING TO THE LANDING:

Double glazed window enjoying far reaching countryside views. Beamed ceiling. Access to the loft.

BEDROOM TWO:

Double glazed window enjoying far reaching countryside views. Radiator.

BEDROOM ONE:

Double glazed windows overlooking the rear garden and with countryside views beyond. Radiator.

BEDROOM THREE (ACCESSED THROUGH BEDROOM ONE):

Double glazed window. Wardrobes with hanging rails and curtains to the front. Radiator



LUXURIOUS BATHROOM:

Double glazed roof window. Double glazed window overlooking countryside. Victorian style rolled top bath with chrome mixer taps and handheld shower. Separate large shower cubicle with the mosaic shower and drencher head. Part panelled walls. WC with high level Victorian style flush. Pedestal wash basin. Tile effect flooring. Electric underfloor heating. Inset spotlights. Beamed ceiling. Victorian style radiator/towel rail.

OUTSIDE:

There are generous well manicured gardens to the front, rear and side with brickset pathway, pergola, mature shrub and flower beds, outside tap, summer house with decked area to the front and raised vegetable beds. A double width driveway provides access to a large garage and there are a range of further storage sheds to the rear.

SITUATION:

Situated in the hamlet of Turners Green, on the outskirts of the sought after village of Rushlake Green which has a general store and charming Public House. The thriving market town of Heathfield is approximately 4 miles with its wide range of shopping facilities, some of an interesting independent nature with the backing of supermarkets of a national network. Mainline stations can be found at Stonegate, approximately 8.6 miles, and Roberts bridge approximately 7.9 miles.

TENURE: Freehold

COUNCIL TAX BAND: E

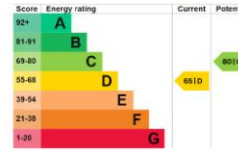
VIEWING: By appointment with Wood & Pilcher 01435 862211

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

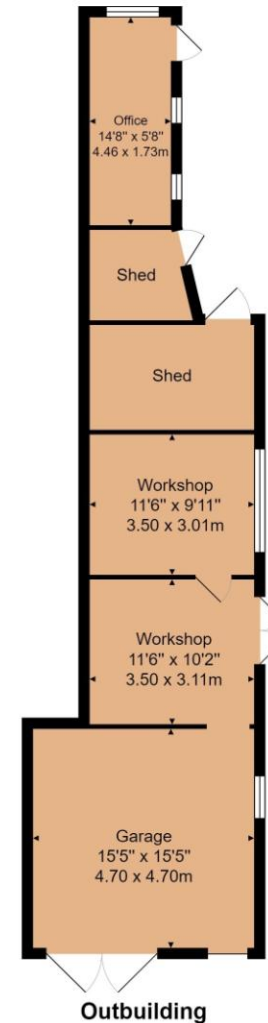


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First Floor



Outbuilding



Ground Floor

House Approx. Gross Internal Area 1401 sq. ft / 130.2 sq. m

Outbuilding Approx. Internal Area 692 sq. ft / 64.3 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.