



THREE GREENS, MUTTON HALL HILL
HEATHFIELD - GUIDE PRICE £600,000 - £625,000



Three Greens

Mutton Hall Hill,
Heathfield, TN21 8NL

Entrance Hall - Rear Lobby - Downstairs Cloakroom - Living Room - Dining Room - Utility Room - Office - Kitchen - Galleried First Floor Landing - Master Bedroom With En-Suite Shower Room - 3 Further Bedrooms - Family Bathroom - Additional Shower Room - Driveway & Garage - Landscaped Rear Garden With Hot-Tub

Internal viewing is essential to appreciate this substantial detached Victorian style residence offering spacious and well proportioned accommodation situated only a short distance from Heathfield High Street and its amenities. Notable features include high ceilings and bay windows and a well fitted kitchen with central island and granite worktops, large sitting room and formal dining room, utility room, ground floor office and cloakroom, master bedroom with en-suite shower room, 3 further bedrooms and a bathroom with separate shower room. Additionally there is driveway providing off road parking and access to a single garage and a landscaped rear garden with patio terracing, outside lighting and hot-tub.

Timber panelled front door with inset double glazed leaded light panels into:

ENTRANCE HALL:

Staircase to first floor landing. Timber flooring. Useful under stairs storage. Radiator. Archway into: Rear Lobby - Tile effect flooring. uPVC double glazed door with side screen giving access to rear. Built in useful shelved cupboard. Radiator. Range of doors to:

CLOAKROOM:

Low level WC and corner wash basin. Tiled floors and wall. Recessed ceiling downlighter. Radiator.

LIVING ROOM:

Bay window to front with uPVC double glazed windows. Attractive stone built open fireplace. 2 wall light points. Attractive ceiling coving and central cornice and high level skirting. Timber flooring. Radiator.

DINING ROOM:

Bay window to front with uPVC double glazed windows. Attractive stone built fireplace with gas log burner effect stove. Range of fitted display cabinets incorporating wine storage and glazed units. Wall light points. Attractive ceiling coving and central cornice and high level skirting. Timber flooring. Radiator.



KITCHEN:

Bright and spacious room with uPVC double glazed windows and French doors giving access to rear terrace and gardens beyond. Fitted with a range of granite worktops incorporating cupboards and drawer units below. Fitted 'slimline' dishwasher with matching front panel. Space for 'Range' style cooker. Tiled splashbacks incorporating stainless steel brush fronted Range Master extractor hood with light. Matching cupboard and drawer units above including glazed display cabinets. Space and fittings for American style fridge freezer with water services provided. Marble flooring. Central island unit with granite worktop and range of cupboard and drawer units below. Inset one and a half bowl sink with mixer tap over. Recessed ceiling downlighters and door to larder cupboard. Floor mounted Dimplex electric heater.

UTILITY ROOM:

Inset sink with mixer tap over and range of granite worktops incorporating scored drainer with matching cupboard units below. Space and plumbing for washing machine and dishwasher. Tiled splashbacks. Matching wall mounted cupboards. 'Worcester' gas fired central heating boiler. Tiled flooring. Recessed ceiling downlighters. High level skirting. Radiator. Timber glazed panelled door to:

OFFICE:

uPVC double glazed window to rear. High level skirting. Radiator.

STAIRS TO GALLERIED FIRST FLOOR LANDING:

With painted timber handrail and balustrade. uPVC double glazed window to front incorporating views through rooftops to the South Downs in the distance. Access to loft with pull down ladder and light. Radiator. Range of doors to:

MASTER BEDROOM:

uPVC double glazed window to rear. Timber effect flooring. Door to shelved cupboard. Ceiling coving and high level skirting. Radiator. Door to:

EN-SUITE SHOWER ROOM:

Obscure uPVC double glazed window to rear. Fitted with a white suite with chrome effect fittings comprising of low level WC, corner wash basin with mixer tap, walk-in shower cubicle with twin headed Victorian style system. Tiled flooring and tiling to walls. Recessed ceiling downlighters. Extractor fan. Ladder style heated towel rail.

BEDROOM TWO:

uPVC double glazed windows to front incorporating views through rooftops to the South Downs in the distance. Ceiling coving and high level skirting. Timber effect flooring. Radiator.

BEDROOM THREE:

uPVC double glazed windows to front incorporating views through rooftops to the South Downs in the distance. Ceiling coving and high level skirting. Timber effect flooring. Door to airing cupboard housing pre-sealed hot water tank with slatted shelving over. Radiator.

BEDROOM FOUR:

uPVC double glazed window to rear. High level skirting. Timber effect flooring. Door to useful wardrobe cupboard with linen storage over. Radiator.



FAMILY BATHROOM:

Obscure uPVC double glazed window to rear. Fitted with a white suite comprising pedestal wash basin, timber panelled bath with antique style mixer taps/shower attachment over. Timber effect flooring. Tiling to walls. Recessed ceiling downlighters. Ladder style heated towel rail.

SHOWER ROOM:

Obscure uPVC double glazed window to rear. Fitted with a white suite comprising low level WC, corner mounted washbasin and enclosed shower cubicle being tiled around with Mira unit within. Timber effect flooring. Tiling to walls. Recessed ceiling downlighters. Radiator.

OUTSIDE:

The property is screened to the FRONT by high level hedging giving access to the front door. The property is accessed from Mutton Hall Lane with a driveway providing off road parking for 2/3 vehicles giving access to a single detached garage with electric roller door, personal door to side, windows and outside light. The REAR garden itself is of a good size having been landscaped to provide various areas of lawn, patio terracing, raised brick built flower and shrub borders, outside lighting, covered trellis area, garden shed and hot-tub!

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:

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VIEWING:

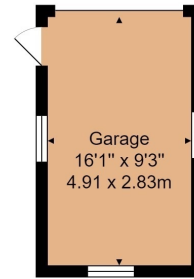
By appointment with Wood & Pilcher 01435 862211

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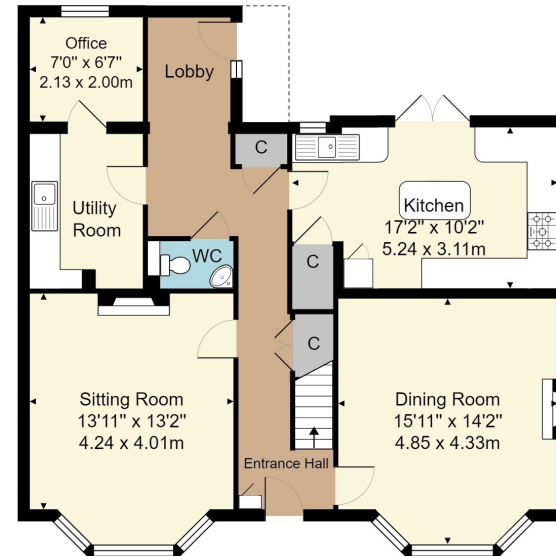
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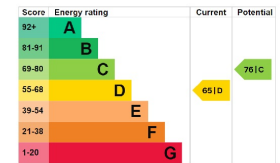
Garage



First Floor



Ground Floor



House Approx. Gross Internal Area
1907 sq. ft / 177.1 sq. m

Garage Approx. Internal Area
149 sq. ft / 13.9 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.