



PINE TREE ROAD  
HEATHFIELD - GUIDE PRICE £475,000 - £500,000



**WOOD & PILCHER**  
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# 9 Pine Tree Road

Heathfield, TN21 8AY

**Living Room - Kitchen/Diner/Family Room - Play Room -  
Ground Floor Shower Room - First Floor Landing -  
Master Bedroom - 2 Further Bedrooms - Bathroom -  
Driveway Providing Off Road Parking -  
Low Maintenance Garden & Garden Store**

An internal viewing is essential to appreciate this comprehensively renovated contemporary property having been designed by renowned architects Turner.Works. Originally a bungalow the property has been extended to provide substantial accommodation over 2 floors perfect for open plan modern living with an abundance of features from its external charred timber trellis work which emboldens the front aspect continuing through to the steel clad dormers that rise from the pitched roof. Internally the story continues with a simply stunning open plan kitchen/dining/family room with bi-fold doors opening the property up into its level garden. The ground floor further offers a large sitting room with fitted bespoke built in shelving unit and a large window framing the street view. There is also a play room and ground floor shower room, and underfloor heating runs throughout the downstairs rooms. On the first floor accessed by a birch ply staircase you will find 3 bedrooms and a contemporary bathroom. Externally the property enjoys off road parking to the front and enclosed low maintenance gardens with patio terracing, decked terracing and astro-turf. There is an additional small storage facility to the rear.

Paved side access with area of stone chippings leads to a large front door with tubular steel handle opening into generous hallway with useful fitted storage and various exposed birch ply which continues as a theme throughout the property.

## **LIVING ROOM:**

A bright and spacious room with large windows spanning the width of the front wall. Large built-in bespoke shelving and television unit.



**KITCHEN/DINER/FAMILY ROOM:**

A simply stunning room forming the heart of the house with natural light flooding through from various roof lights and sky lights in the high pitch of the roof and a wall of bi-folding glazed doors that open to the garden terrace. Further bespoke birch ply joinery lines the walls and the ceilings with the kitchen area made up of a large island and further work space with black cabinetry and metallic style worktops with fitted AEG stainless steel brush fronted oven and induction hob and fridge/freezer. Inset one and a half bowl sink and drainer with yellow mixer tap over.

**PLAY ROOM:**

A flexible room working equally well as office or guest sleeping area with plenty of built-in storage.

**GROUND FLOOR SHOWER ROOM:**

Obscure glazed window to side. A fully tiled room with walk-in shower cubicle, wash basin with storage under and 'floating' WC.

**FIRST FLOOR LANDING:**

Accessed by a birch ply staircase ascending with accompanied yellow hand rail.

**MASTER BEDROOM:**

Windows to front. Wall light points. Polished stripped parquet flooring. Range of built-in storage to one wall. Recessed ceiling downlighters. Contemporary floor to ceiling radiator.

**BEDROOM TWO:**

Window to side. Recessed ceiling downlighters. Floor to ceiling radiator.

**BEDROOM THREE:**

Window to side. Fitted storage to one wall. Recessed ceiling downlighters. Floor to ceiling radiator.

**BATHROOM:**

Contemporary fittings with suite of 'floating' WC, wash basin with mixer tap and vanity storage below and mirrored vanity storage over. Large bath with central mixer tap decorated with a range of hexagonal ceramic tiles and tiled flooring. Large heated towel rail.

**OUTSIDE:**

The FRONT of the property provides a DRIVEWAY providing off road parking for several vehicles. To the REAR is a low maintenance garden partially decked and partially laid with astro-turf offering secluded space being fence enclosed and with further gate giving access to the useful attached store.



**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

**AGENTS NOTE:**

Architect: Turner.Works are an energetic collaborative studio of architects and urban designers. The studio has been widely recognised for its work winning the Royal Institute of British Architect's Manser Medal in 2013. It was announced as one of the best offices producing small projects of the Architect of the Year Award in 2012, AYA house winner in 2013, AYA Small Project Architect of the Year winner in 2017, shortlisted for AYA public building architect of the year in 2018 and is RIBA London Regional and National Award winners.

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.

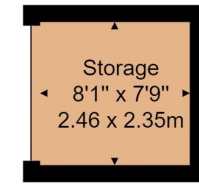
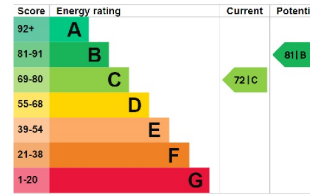


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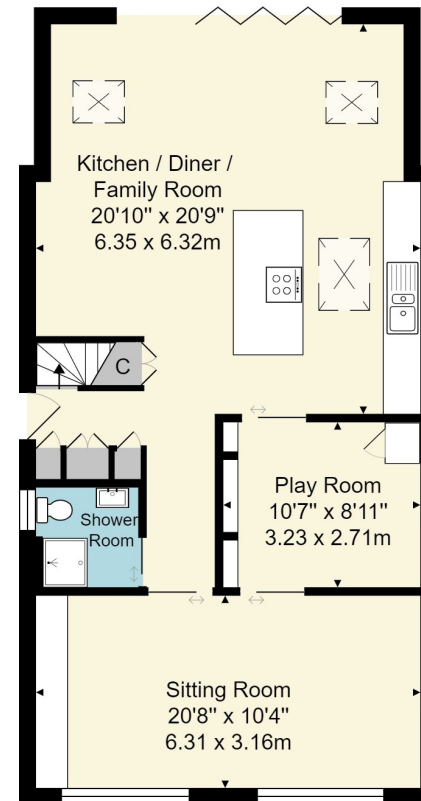
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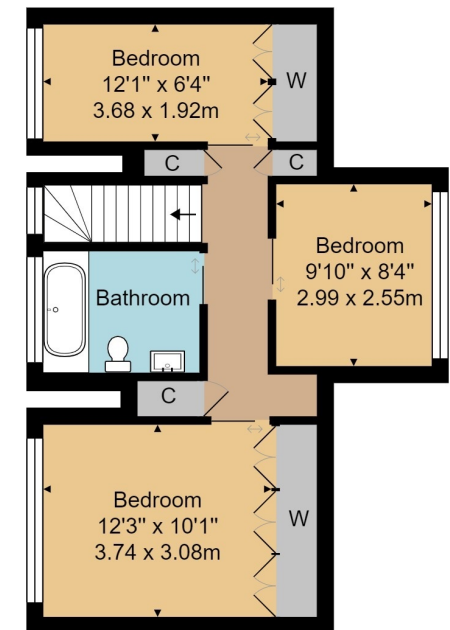
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**Outbuilding**



**Ground Floor**



**First Floor**

House Approx. Gross Internal Area 1370 sq. ft / 127.3 sq. m  
Outbuilding Approx. Internal Area 62 sq ft / 5.8 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.