



WINGSFOLD, HIGH STREET

HORAM, HEATHFIELD - GUIDE PRICE £650,000 - £675,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

Wingsfold

High Street, Horam,
Heathfield, TN21 0HA

**Reception Hall - Cloakroom - Stunning Kitchen/Diner -
Utility Room - Sitting Room - Study/Playroom -
4 Double Bedrooms - Family Bathroom - Luxury En-Suite
Shower Room - Large Garden - Double Garage With
Electric Roller Door - Driveway Providing Additional
Parking For Multiple Vehicles**

A beautifully appointed 4 double bedroom family home having been refurbished to a high standard in the last couple of years. The accommodation features a stunning open plan kitchen/diner with bi-fold doors leading out to the substantial lawned garden, spacious sitting room, study/playroom and utility. The family bathroom and en-suite have both been fully remodelled. Double garage offers secure parking for 2 cars with electric roller door and the driveway to the front provides further parking for multiple vehicles. NO ONWARD CHAIN.

RECEPTION HALL:

Wood effect flooring. Cloaks cupboard with automatic light, fitted shelves and hanging space. Radiator.

CLOAKROOM:

Double glazed window with integrated blind. WC with concealed cistern. Wash basin with cupboard under. Wood effect flooring. Radiator.

UTILITY ROOM:

Door to the side. Wood effect worktop with space under for washing machine and tumble dryer. Fitted upright cupboard. Inset spotlights. Further built-in cupboard with hanging space and shelving.

SITTING ROOM:

Dual aspect with double glazed windows to the front and side with integrated blinds. Wood effect flooring. Inset spotlights. Radiator.



STUDY/PLAYROOM:

Double glazed window. Wood effect flooring. Inset spotlights. Radiator.

KITCHEN/DINER:

Range of matching wall and base cupboards. Quartz worktops. Integrated fridge/freezer, wine cooler and dishwasher. Space for Range style gas cooker with herringbone pattern tiled splashback. Wood effect flooring. Inset spotlights. Breakfast bar. Dining area with wood effect flooring. Radiator. Bi-folding glazed doors leading to the garden.

STAIRS LEADING TO THE FIRST FLOOR LANDING:

Double glazed windows with integrated blinds. Inset spotlights. Access to the loft. Built-in airing cupboard housing the pressurised hot water cylinder with slatted shelving and automatic light. Radiator.

BEDROOM ONE:

Double glazed windows overlooking the rear garden. Panelled feature wall. Radiator.

LUXURY SHOWER ROOM:

Double glazed windows with integrated blinds. Twin wash basins and cupboards under. WC with concealed cistern. Large walk-in shower with drencher head and handheld shower. Chrome heated towel rail. Tiled floor. Part tiled walls. Extractor fan.

BEDROOM TWO:

Double glazed windows. Built-in wardrobe. Radiator.

BEDROOM THREE:

Double glazed windows overlooking the rear garden. Built-in wardrobe. Radiator.

BEDROOM FOUR:

Double glazed windows. Radiator.

REMODELLED FAMILY BATHROOM:

Double glazed window. Part tiled walls. Inset spotlights. Extractor fan. WC with concealed cistern. Wash basin. Chrome heated towel rail. Panelled bath with the mosaic shower over featuring a hand held shower and drencher head with glass shower screen.



OUTSIDE:

There is a large Indian sandstone paved patio, substantial lawn with mature trees, side gated access, outside tap, double garage with roller door and personal door to the side, wall mounted gas fired boiler, further double doors to the rear providing access through to the rear garden, power and light. Driveway to the front providing further parking for multiple vehicles.

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 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

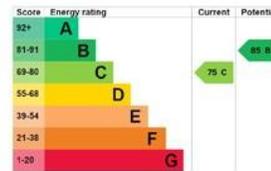


27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

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



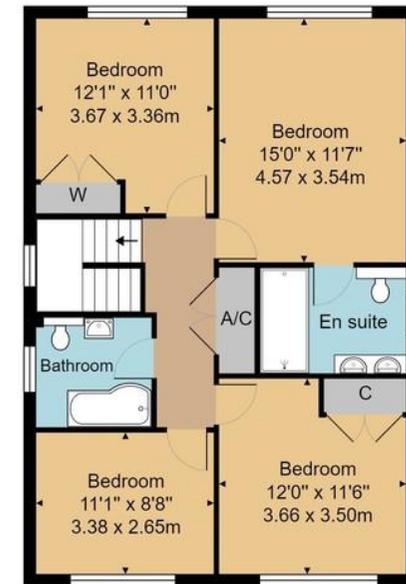
Ground Floor



House Approx. Gross Internal Area
1599 sq. ft / 148.9 sq.m

Approx. Gross Internal Area
(Incl. Garage)
1928 sq. ft / 179.1 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.



First Floor