



ROSE VILLA, SHEEPSETTING LANE
HEATHFIELD - £645,000



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Rose Villa

Sheepsetting Lane, Cross In Hand,
Heathfield, TN21 0UY

**Storm Porch - Entrance Hall - Cloakroom - Sitting Room -
Dining Room - Kitchen/Breakfast Room - First Floor
Landing - 4 Bedrooms - Luxury Bathroom - Separate WC -
Gated Driveway - Large Single Garage - Substantial Mature
Rear Garden - Far Reaching Views**

A substantial 4 bedroom semi detached Victorian home enjoying far reaching views towards Mayfield to the rear and across the recreation field to the front yet just a short walk from the local primary school and town centre. The accommodation features high ceilings throughout, separate lounge and dining rooms with open fire and wood burning stoves, a spacious kitchen/breakfast room and large mature gardens with gated driveway to the front and a large single garage. NO ONWARD CHAIN.

COVERED STORM PORCH:

ENTRANCE HALL:

With stained glass front door. Stripped wooden flooring. Picture rail. Dado rails. Under stairs storage cupboard. Radiator.

SITTING ROOM:

Dual aspect with double glazed windows in the bay and further double glazed window to the side. Wooden flooring. Picture rail. Cornicing. Feature fireplace with open fire and slate hearth. Radiator.

DINING ROOM:

Double glazed windows. Picture rail. Cornicing. Feature fireplace with wood burning stove. Polished wooden flooring. Radiator.

KITCHEN/BREAKFAST ROOM:

Breakfast Area: Double glazed windows. Wooden flooring. Coved ceiling. Inset spotlights. Radiator. Open to:



Kitchen Area: Range of wooden fronted matching wall and base cupboards. Laminate worktop with inset one and a half bowl sink. Inset gas hob with filter hood above. Space for upright fridge/freezer, washing machine and dishwasher. Tiled floor and walls. Inset spotlights. Double glazed windows overlooking the garden and with far reaching views towards Mayfield.

LOBBY:

Tiled floor. Door to the garden.

CLOAKROOM:

Double glazed window. WC. Wash basin with tiled splashback. Tiled floor.

STAIRS LEADING TO THE FIRST FLOOR LANDING:

Picture rail. Dado rail. Particularly high ceilings. Access to the loft. Radiator.

BEDROOM:

Double glazed window in bay overlooking the recreation field opposite and with distant views to the 'Downs'. Picture rail. Radiator.

BEDROOM:

Dual aspect with double glazed windows enjoying far reaching views. Fitted wardrobe. Wash basin with cupboard under and tiled splashback. Picture rail. Coved ceiling.

BEDROOM:

Double glazed windows overlooking the garden and with fantastic far reaching countryside views towards Mayfield. Feature cast iron fire surround. Wash basin with cupboard under. Radiator.

BEDROOM:

Double glazed windows overlooking the recreation field opposite. Picture rail. Coved ceiling. Radiator.

FAMILY BATHROOM:

Luxurious bathroom with roll top bath with chrome mixer taps and handheld shower. WC. Vanity unit with wash basin and granite top. Large shower cubicle with the mostatic power shower. Solid oak flooring. Part tiled walls. Double glazed window. Chrome heated towel rail. Built-in airing cupboard housing the hot water cylinder with slatted shelves above. Inset spotlights.

SEPARATE WC:

Double glazed window. WC. Pedestal wash basin. Part wood panelled wall. Solid oak flooring.



OUTSIDE:

The property is approached via a wooden 5 bar gate leading to a shingled driveway providing off-road parking for several vehicles with further double gates leading to a detached large single garage with up and over door, power and light with wooden storage shed to the rear. Covered log store. There is a large rear garden with paved patio, outside tap, lawn, mature shrubs, trees and hedging with rose arch leading through to a vegetable garden with raised beds and potting shed.

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

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

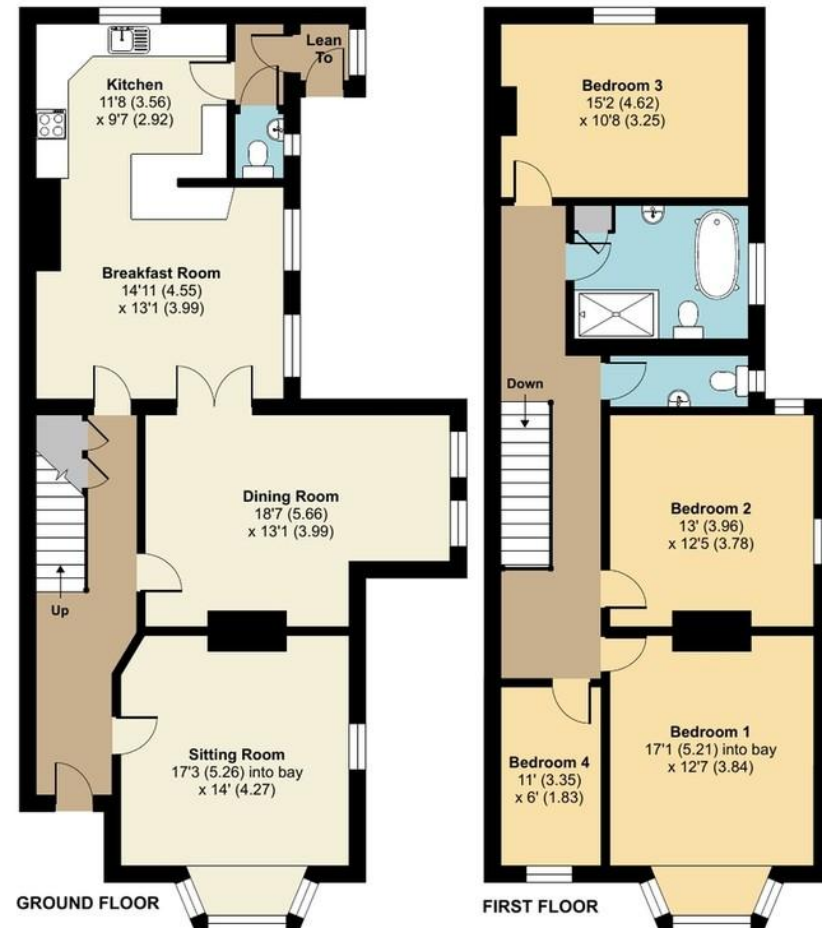
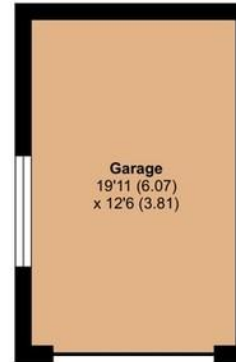


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Sheepsetting Lane, Cross In Hand, Heathfield, TN21

Approximate Area = 1859 sq ft / 172.7 sq m
Garage = 250 sq ft / 23.2 sq m
Total = 2109 sq ft / 195.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Wood & Pilcher. REF: 1019925