



HALE MOON COTTAGE, STREET END LANE
BROAD OAK - £450,000



Half Moon Cottage

Street End Lane, Broad Oak,
Heathfield, TN21 8RZ

**Entrance Porch - Kitchen - Bathroom - Cloakroom - Lobby -
Dining Room - Sitting Room - First Floor Landing -
2 Bedrooms Plus Dressing Room/Occasional Bedroom 3 -
Shower Room - Useful Loft Space - Secluded Enclosed
Garden - Double Garage**

A charming detached period cottage with secluded enclosed gardens and double garage situated within the popular village of Broad Oak with its village store and only a short distance away from the market town of Heathfield. The property enjoys 2 reception rooms and a well fitted kitchen and bathroom to the ground floor with 2 bedrooms, dressing room/occasional bedroom 3 and shower room to the first floor as well as a useful boarded loft space. The sitting room enjoys an open fireplace and there are features from the original era of the property including timber panelling and larch doors. Viewing is fully recommended to appreciate all the property has to offer.

uPVC double glazed leaded light panelled door into:

ENTRANCE PORCH:

Outside light. Quarry tiled flooring. Further windows and display shelf with coach style internal light and obscure glazed panel timber door into:

KITCHEN:

Double glazed windows to front and rear. Fitted with a range of modern butchers block effect roll top work surfaces with shaker influenced matching cupboard and drawer units below and over incorporating integrated AEG washing machine, AEG dishwasher, stainless steel brush fronted AEG double oven and grill, AEG induction hob with extractor hob incorporating light over. Cupboard housing Worcester Bosch gas fired central heating boiler. Localised tiling. Timber panelled ceiling with recessed ceiling downlighters. Inset one and a half bowl composite sink and drainer with swan neck style mixer tap over. Space and fittings for large American style fridge/freezer. Access to useful under stairs storage cupboard. Radiator. Timber larch door to:



BATHROOM:

Obscure uPVC double glazed window to side. Fitted with an antique style heritage suite comprising wash basin inset into vanity unit with mirror over, panelled bath with mixer taps/shower attachment over and being tiled around. Radiator. Further latch door to:

CLOAKROOM:

Obscure uPVC double glazed window to side. Low level WC. Extractor fan. Stable style latch door to:

LOBBY:

With stairs to first floor landing. Opening into:

DINING ROOM:

uPVC double glazed windows to front and rear. Radiator. Timber latch door into:

SITTING ROOM:

uPVC obscure double glazed leaded light door giving access to front and further window. Exposed brick built fireplace with timber mantle, quarry tiled hearth and cast iron grate. Radiator.

FIRST FLOOR LANDING:

Latch doors to:

BEDROOM ONE:

uPVC double glazed window to front with aspect over the garden. Fitted double wardrobe cupboard with hanging rails within. Radiator.

DRESSING ROOM/OCCASIONAL BEDROOM THREE:

uPVC double glazed window to front with aspect over the garden. Timber panelled ceiling with recessed ceiling downlighters. Extensive range of built-in fitted cupboards including access to airing cupboard. Wall mounted central heating thermostat and control panel. Radiator. Door to shower room.

SHOWER ROOM:

A fully tiled room with contemporary white suite with chrome effect fittings comprising of low level WC with concealed cistern and push button flush, wash basin with mixer tap over inset into vanity unit with useful storage below, enclosed shower cubicle and heated chrome effect ladder style towel rail. Ceramic tiled flooring. Useful recessed display cupboard. Recessed ceiling downlighters. Shaving point.

BEDROOM TWO:

uPVC double glazed window to front with aspect over the garden. Timber panelled ceiling with recessed ceiling downlighters. Attractive feature fireplace with timber surround. Exposed timber wall panelling. Radiator.



ACCESS TO A USEFUL LOFT SPACE:

Being fully boarded with windows to front and side. Access to various useful eaves storage. Radiator. Additional storage space.

OUTSIDE:

The property benefits from a delightful and private fence and hedge enclosed garden to the FRONT of the property being predominately laid to lawn with pathways to REAR including garden shed, sweeping flower and shrub beds incorporating rustic trellis work and gate to front and rear providing useful rear access. DRIVEWAY gives access to a detached brick built DOUBLE GARAGE with personal door to side.

SITUATION:

The village of Broad Oak enjoys local shops and amenities to include a Village Hall, Church and general store and post office. The market town of Heathfield is only approximately 2 miles distant giving an excellent range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The spa towns of Royal Tunbridge Wells and the Coast at Eastbourne are approximately 15 and 17 miles distant respectively and rail service to London can be found at Buxted and Stonegate both offering a service of trains to London. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes drive respectively.)

TENURE:

Freehold

COUNCIL TAX BAND:

D

VIEWING:

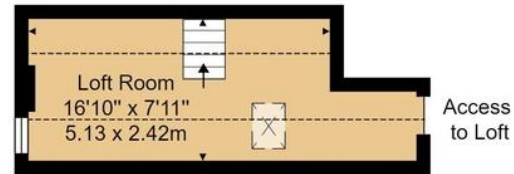
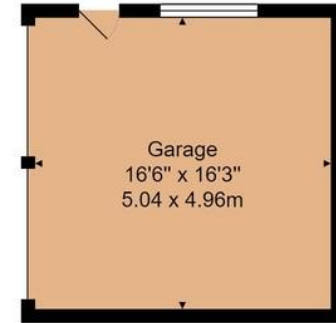
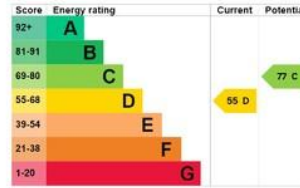
By appointment with Wood & Pilcher 01435 862211

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



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



Second Floor



First Floor



Ground Floor

House Approx. Gross Internal Area 1086 sq. ft / 100.9 sq. m
Garage Approx. Internal Area 269 sq. ft / 25.0 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.