



OLD STABLE, GREEN LANE  
HEATHFIELD – GUIDE PRICE £650,000 - £670,000



# Old Stable

Green Lane,  
Heathfield, TN21 8EP

**Enclosed Porch - Main Hall - Sitting Room With Feature Brick Fire Surround - Dining Room - Remodelled Shower/Cloakroom - Spacious Landing - 3 Good Sized Bedrooms (2 With Views Towards The South Downs And The Coast) - Family Bathroom - Single Detached Garage With Electric Door - Large Mature Well Stocked Rear Garden**

A charming detached 3 bedroom character home with grounds extending to approximately a quarter of an acre with beautifully maintained mature gardens and views towards the south coast from the first floor. The accommodation features 2 good sized reception rooms, a remodelled kitchen, main hall with remodelled shower/cloakroom and 3 good sized bedrooms and bathroom on the first floor. There is a driveway to the front and a single detached garage. NO ONWARD CHAIN.

## FRONT DOOR LEADING TO:

### MAIN HALL:

Leaded light double glazed window. Engineered oak flooring. Coved ceiling. Radiator.

### REMODELLED SHOWER/CLOAKROOM:

Leaded light double glazed window. Shower cubicle with glass screen and sliding doors and shower. Tiled floor and walls. Inset wash basin with cupboards under. WC with concealed cistern. Heated towel rail. Extractor fan.

## GLAZED DOORS LEADING TO:

### INNER HALL:

Leaded light double glazed windows. Engineered oak flooring. Under stairs storage cupboard. Coved ceiling. Inset spotlights. Radiator.



**SITTING ROOM:**

Leaded light double glazed windows in the bay overlooking the garden and with distant views toward the South Downs. Feature brick fire surround with tiled hearth. Coved ceiling. Engineered oak flooring. Radiators. Double doors leading to:

**DINING ROOM:**

Engineered oak flooring. Leaded light double glazed French doors opening out onto the patio and garden. Coved ceiling. Radiators.

**REMODELLED KITCHEN:**

Dual aspect with leaded light double glazed windows. Matching white and grey fronted wall and base cupboards. Wood effect worktops with inset sink. Space for a range style cooker and dishwasher. Integrated washing machine. Beamed ceiling. Part panelled walls. Part tiled walls. Radiator.

**STAIRS LEADING TO A SPACIOUS LANDING:**

With access to eaves storage spaces.

**BEDROOM ONE:**

Leaded light double glazed windows overlooking the garden and with fabulous views towards the South Downs. Range of fitted wardrobes. Further eaves storage cupboard. Radiators.

**BEDROOM TWO:**

Leaded light double glazed windows overlooking the garden and with views towards the south coast. Fitted wardrobes. Radiator.

**BEDROOM THREE:**

Leaded light double glazed window. Eaves storage cupboard. Radiator.

**OUTSIDE:**

There is a single detached garage with electric up and over door, power and light. There is a particularly large well stocked mature rear garden with vast paved patio area, mature flower and shrub beds, extensive lawn, timber shed with power and light, side gate and a further timber shed at the bottom of the garden and an outside water tap.



### 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:

E

### VIEWING:

By appointment with Wood & Pilcher 01435 862211

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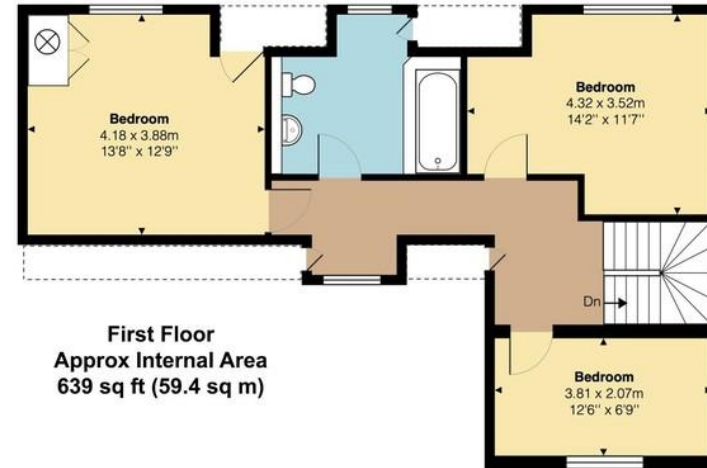
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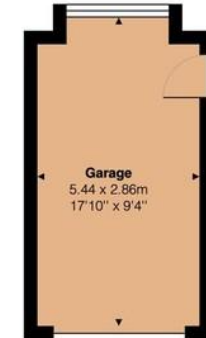


Energy Efficiency Rating		Current	Future
Very Good	A		
Good	B		
Fair	C		
Below Average	D		
Poor	E		
Very Poor	F		
Extremely Poor	G		

England & Wales  
EU Directive 2002/91/EC  
www.epc-uk.com



**First Floor**  
Approx Internal Area  
639 sq ft (59.4 sq m)



**Garage / Store**  
Approx Internal Area  
164 sq ft (15.2 sq m)  
(Not Shown In Correct  
Location / Orientation)



**Ground Floor**  
Approx Internal Area  
862 sq ft (80.1 sq m)

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Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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