



BEECHLANDS LODGE
MAYNARDS GREEN, HEATHFIELD - £699,000

WOOD & PILCHER



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Beechlands Lodge

Maynards Green,
Heathfield, TN21 0BU

**Entrance Hall - Spacious Sitting Room With Wood Burning Stove -
Study - Kitchen/Diner - Utility/Laundry Room - Bedroom/Playroom -
En-Suite Shower Room - Cloakroom - First Floor Landing -
4 Further Bedrooms - Family Bathroom - En-Suite Shower Room -
Extensive Parking Area - Double Garage With Inspection Pit -
Gardens Extend To Approximately A Third Of An Acre -
Studio/Home Office With Power & Light - Timber Workshop &
Summer House With Power & Light**

An attractive Edwardian detached home having been extended over the years and now providing spacious and versatile accommodation. The property is set on a substantial plot extending to approximately a third of an acre with mature gardens, a double garage with inspection pit, extensive parking and studio/home office with power and light. Internally there are 5 bedrooms including one on the ground floor with an en-suite shower room, kitchen/diner, study, large sitting room with wood burning stove and family bathroom plus further en-suite shower room. NO ONWARD CHAIN.

ENTRANCE HALL:

Double glazed front door and side windows. Tiled floor. Inset spotlights.

SITTING ROOM:

Double glazed windows and double glazed door leading to and overlooking the garden. Feature double glazed roof lantern. Wood burner. Radiators.

STUDY:

Double glazed windows in bay. Feature fire surround. Radiator.

KITCHEN/DINER:

Range of bespoke pine fronted matching wall and base cupboards. Granite worktops with inset Butler sink plus one and a half bowl white ceramic sink and drainer. Inset 5 burner gas hob with filter hood above. Built-in double oven. Integrated fridge. Space for dishwasher. Space for tall fridge/freezer and under worktop freezer. Tiled floor. Walk-in larder cupboard. Underfloor heating. Inset spotlights.



UTILITY/LAUNDRY ROOM:

Wood effect worktop with inset sink and cupboards under. Space for washing machine and tumble dryer. Wall mounted cupboard. Part tiled walls. Built-in cloaks cupboard. Underfloor heating. Door to the double garage.

CLOAKROOM:

Double glazed window. WC. Wash basin. Tiled floor. Extractor fan. Inset spotlights.

GROUND FLOOR BEDROOM/PLAYROOM:

Double glazed windows and double glazed door leading to the garden. Radiator.

EN-SUITE SHOWER ROOM:

Quadrant shower cubicle with thermostatic shower. WC. Pedestal wash basin. Tiled floor and walls. Chrome heated towel rail.

INNER HALLWAY WITH STAIRS LEADING TO FIRST FLOOR LANDING:

Windows to the front and rear. Door to the porch. Radiator.

BEDROOM ONE:

Dual aspect with double glazed window overlooking the garden. Built-in wardrobe with sliding doors. Radiator. Double glazed doors leading to a roof terrace with tiled floor and space for table and chairs.

EN-SUITE SHOWER ROOM:

Double glazed window. WC. Pedestal wash basin. Shower cubicle with Mira electric shower. Extractor fan. Radiator.

BEDROOM TWO:

Double glazed window overlooking the garden. Built-in wardrobe with sliding doors. Fitted desk with shelving above. Radiator.

FAMILY BATHROOM:

Tile enclosed bath with chrome mixer taps and handheld shower attachment. Vanity unit with inset wash basin and cupboards under. WC with concealed cistern. Radiator towel rail. Part tiled walls. Velux style double glazed roof window.

BEDROOM THREE:

Double glazed windows. Feature cast iron fire surround. Vaulted ceiling with exposed beams. Picture rail. Access to the eaves. Radiator.

BEDROOM FOUR:

Double glazed window. Feature cast iron fire surround. Fitted shelving. Radiator.



OUTSIDE:

The grounds extend to approximately a third of an acre with extensive brick set driveway providing parking for multiple vehicles and leading to the DOUBLE GARAGE with twin wooden opening doors to the front, double glazed personal door to the rear, power and light, inspection pit and loft storage. The gardens are mature and landscaped with lawned areas, raised flower beds, patio areas and timber and paved pathways with a wooded area to the side, outside water tap and various external power points, a substantial studio/home office with double glazed windows, power and light. There is a further timber workshop and summer house both with power and light and an additional shed.

SITUATION:

Located in the small hamlet of Maynards Green that offers Primary School and local Inn. The town centre of Heathfield is within easy reach by car providing a fine 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. 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. There is also a bus route between Tunbridge Wells and Eastbourne. Train stations at both Buxted and Stonegate are approximately 8 miles distant, both providing a service of trains to London.

TENURE: Freehold

COUNCIL TAX BAND: G

VIEWING: By appointment with Wood & Pilcher 01435 862211

AGENTS NOTE:

We understand the neighbouring property 'South Lodge' has a right of way across part of the driveway.

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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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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House Approx. Gross Internal Area 2155 sq. ft / 200.2 sq. m
Approx. Gross Internal Area (Incl. Garage) 2482 sq. ft / 230.5 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.