



4 MARLE GREEN COTTAGE,  
MARLE GREEN, HEATHFIELD - £337,500



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# 4 Marle Green Cottage

Marle Green,  
Heathfield, TN21 9HP

**Enclosed Porch - Sitting Room / Dining Room - Kitchen - Bathroom - Stairs to the First Floor Landing - Two Double Bedrooms - Stairs to the Second Floor - Further Double Bedroom - Own Driveway Providing Off-street Parking - Lawned Garden to the rear.**

A three double bedroom cottage arranged over three floors and situated in the small Hamlet of Marle Green. The accommodation features a large sitting room, kitchen and bathroom on the ground floor, two double bedrooms on the first floor and a further double bedroom on the second floor. A driveway to the front provides off-street parking for a number of vehicles and the property has an enclosed lawned garden to the rear.

#### **ENCLOSED PORCH:**

Tiled floor, UPVC part-double glazed front door.

#### **SITTING ROOM / DINING ROOM:**

Double glazed windows to the front. Wood-effect flooring, under stairs storage cupboard, radiators.

#### **KITCHEN:**

Range of cream-fronted matching wall and base cupboards, laminate worktop with inset electric hob with oven under and filter hood above, inset 1.5 bowl stainless steel sink, space for washing machine, tumble drier and fridge freezer, tiled floor, oil-fired boiler, double glazed windows and double glazed door leading to the rear garden, inset spotlights.

#### **BATHROOM:**

Double glazed window, panel enclosed bath, WC, pedestal wash basin, tiled floor and walls, shower cubicle.



**STAIRS TO THE FIRST FLOOR LANDING:**

**BEDROOM ONE:**

Double glazed window overlooking the rear garden, range of full-height fitted wardrobes, radiator.

**BEDROOM TWO:**

Double glazed window to the front, radiator, inset spotlights.

**STAIRS TO THE SECOND FLOOR LANDING:**

**BEDROOM THREE:**

Double glazed window overlooking fields and countryside, inset spotlights, eaves storage cupboards, radiator.

**EXTERNALLY:**

The property is approached via its own driveway providing off-street parking for a number of vehicles. The rear garden is mainly laid to lawn with a paved patio area and timber storage shed.

**SITUATION:**

The Hamlet of Marle Green is situated less than a mile from Horam Village High Street, which offers day-to-day shopping facilities. In general the High Street provides curiosity shops, dentist, doctors and a 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.



**VIEWING:**

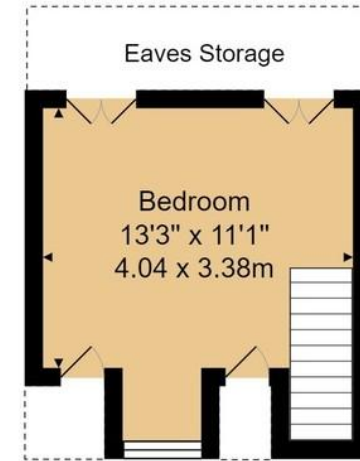
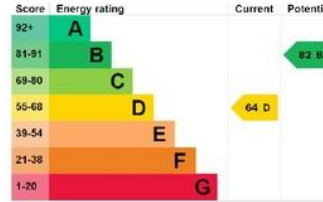
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**TENURE:**

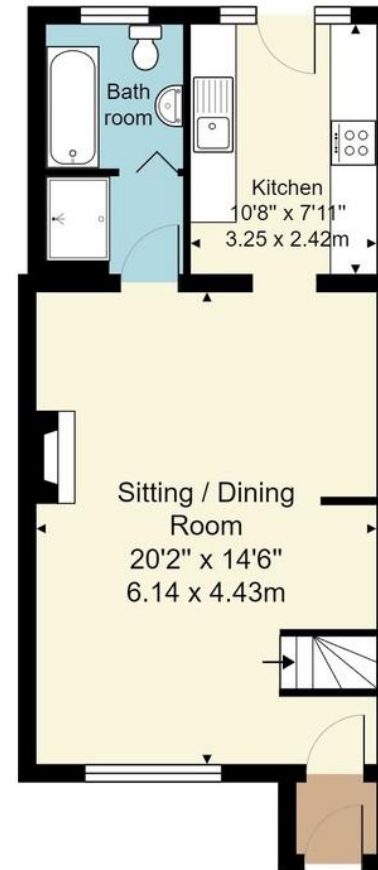
Freehold

**COUNCIL TAX BAND:**

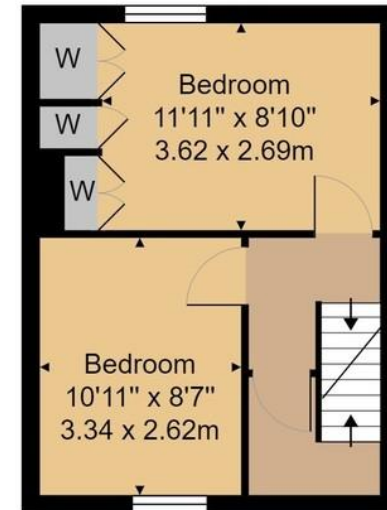
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**Second Floor**



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 927 ft<sup>2</sup> ... 86.1 m<sup>2</sup>

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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