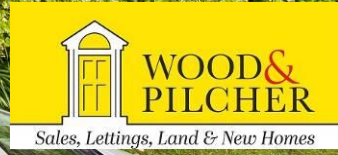




THE GRANARY, MIDDLE LANE

RUSHLAKE GREEN - £850,000



Sales, Lettings, Land & New Homes

The Granary

Middle Lane, Rushlake Green,
Heathfield, TN21 9QX

Entrance Hall - Downstairs Cloakroom - Sitting Room With Impressive Fireplace - Dining Room - Kitchen With Granite Worktops - Double Glazed Conservatory - First Floor Landing (Currently Used As A Study Area) - Three Bedrooms - Family Bathroom Plus Large En-Suite Shower/Dressing Room - Stunning Walled Cottage Garden - Driveway - Garage.

A charming and beautifully presented, detached period property dating back to the 1800s situated in the picturesque village of Rushlake Green just a stone's throw from the village green, Pub and General Store. The property features a spacious sitting room with an impressive ornate fireplace and surround, separate dining room, kitchen with granite worktops and a double-glazed conservatory with electric underfloor heating. There are three bedrooms to the first floor with the main bathroom plus a large en-suite shower/dressing room. There are radiators with attractive decorative covers in most rooms. Outside there is a delightful wall enclosed mature cottage garden with a summer house and a single garage with a driveway providing off street parking.





ENTRANCE HALL:

Solid wood front door, black and white tiled flooring, oak staircase with cupboard under.

CLOAKROOM:

Secondary glazed window, black and white tiled floor, part-tiled walls, WC, vanity unit with granite top, inset wash basin and cupboards under.

SITTING ROOM:

Three secondary glazed sash windows, feature fireplace with impressive ornate surround and flagstone hearth, inset spotlights.

DINING ROOM:

Secondary glazed windows, integrated fridge freezer, tiled flooring, inset spotlights.

KITCHEN:

Cottage-style, cream fronted wall and base cupboards, granite worktops with inset butler sink, inset Miele induction hob and built-in double oven with filter hood above, built-in microwave, undercounter fridge and separate undercounter freezer. tiled floor and secondary glazed windows overlooking the garden.

CONSERVATORY:

Double-glazed windows and double-glazed French doors leading to the garden. Double-glazed roof with electric opener, stone tiled flooring with electric under floor heating.

STAIRS:

Wooden handrail and banister leading to:

FIRST FLOOR LANDING:

Currently used as a study area with secondary glazed sash windows.

BEDROOM ONE:

Secondary glazed windows overlooking the cottage garden, fitted wardrobes and shelving.

EN-SUITE SHOWER ROOM:

Secondary glazed window, part-tiled wall, shower cubicle with folding glass shower screen, WC, vanity unit with stone top and inset washbasin with cupboards under, range of fitted wardrobes and airing cupboard with radiator and slatted shelves above, black and white tiled floor, inset spotlights.

BEDROOM TWO:

Secondary glazed sash window, range of fitted wardrobes, fitted shelving.

BEDROOM THREE:

Double-glazed window, inset spotlights.

FAMILY BATHROOM:

Vanity unit with stone top and inset washbasin with cupboards under, WC, tile enclosed bath with mixer taps and hand-held shower attachment, radiator/towel rail, utility cupboard with space for washing machine and tumble drier, black and white tiled floor, part-tiled walls, inset spotlights, extractor fan.



OUTSIDE:

There is a mature and well stocked cottage garden offering complete privacy with lawned areas, mature shrub borders, espalier pear tree, plum tree, vegetable garden and greenhouse. A summer house is positioned at the end of the garden with a surrounding paved patio. There is a single garage to the rear with power and light, up-and-over door and personal door accessed from the garden. A gate also provides rear access to the garden and a bin storage area. A further enclosed area to the rear of the property houses the oil-fired boiler and oil tank plus a timber storage cupboard.

SITUATION:

The property is situated in the idyllic rural village of Rushlake Green approximately 4 miles from the thriving market town of Heathfield offering a wide range of shopping facilities, some of an interesting independent nature with the backing of national supermarkets. Rushlake Green has a traditional English village green, General Store and a charming Public House. Mainline railway stations can be found at Stonegate, approximately 8.6 miles, and Robertsbridge approximately 8.3 miles distant.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

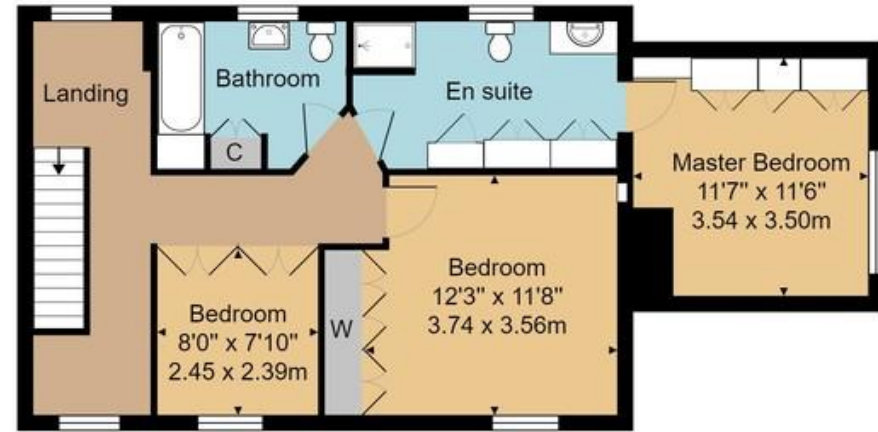
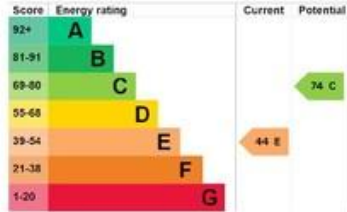
COUNCIL TAX BAND:

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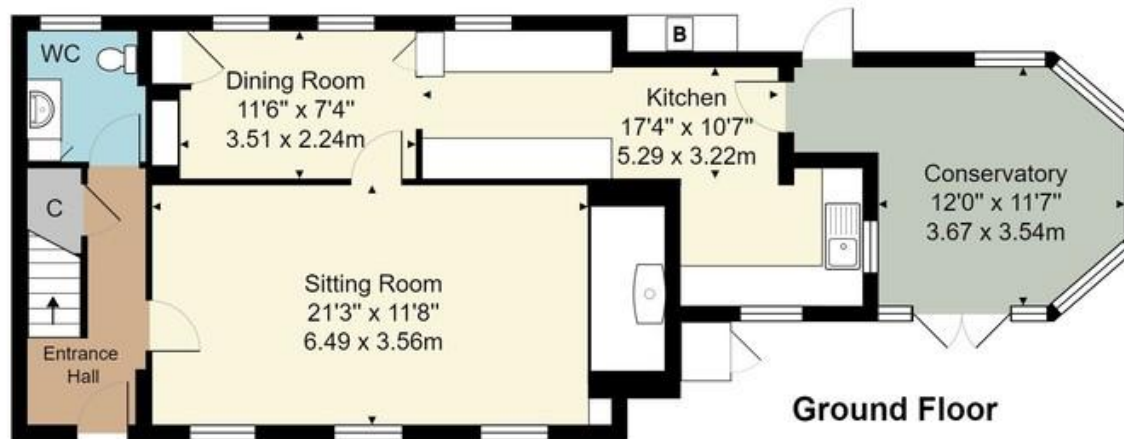


House Approx. Gross Internal Area
1526 sq. ft / 141.8 sq. m

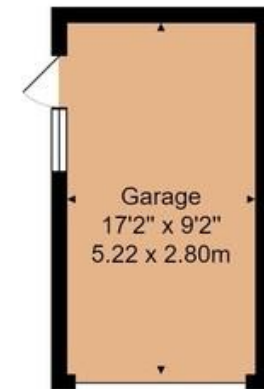
Garage Approx. Internal Area
157 sq. ft / 14.6 sq. m



First Floor



Ground Floor



The Granary, Middle Lane, Rushlake Green, Warbleton, TN21 9QX

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.

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 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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