

POSSAWOOD, BRITTENDEN LANE
WALDRON - £850,000



Possawood

Brittenden Lane, Waldron, Heathfield, East Sussex,
TN21 0RL

**Covered Porch - Entrance Hall - Bright & Spacious
Lounge/Diner - Kitchen/Breakfast Room - Utility
Room - Three Double Bedrooms - Two Shower
Rooms (One En-suite) - Attic Room - Extensive
Park-like Gardens of Approximately 1.1 Acres -
Share In Possingworth Park - Double Garage &
Own Driveway**

A recently refurbished, three double bedroom detached bungalow set in a highly desirable lane in Waldron on a bold plot of approximately 1.1 acres with park-like gardens. The property also benefits from planning permission to substantially extend (WD/2021/2732/F). The current accommodation features a remodelled kitchen/breakfast room, bright and spacious lounge/diner with wood burning stove, two shower rooms (one en-suite) and a double garage approached via a sweeping driveway to the front. The property also benefits from shares in Possingworth Park providing access to beautiful countryside and walks extending to approximately 72 acres. **NO ONWARD CHAIN.**





ENTRANCE HALL:

Wood-effect flooring, wall mounted electric heater, two built-in storage cupboards.

LOUNGE/DINER:

Triple aspect with double-glazed windows to the front and large double-glazed sliding patio doors enjoying the fantastic outlook across the gardens, wood-effect flooring, wood burning stove, under stairs storage cupboard, wall-mounted electric heater.

KITCHEN/BREAKFAST ROOM:

Range of matching cream-fronted wall and base cupboards, wood block worktop with inset ceramic sink, inset electric hob with extractor fan above, double built-in oven, integrated dishwasher, space for fridge, part-tiled walls, wall mounted electric heater, double-glazed windows and French doors opening onto the garden.

UTILITY ROOM:

Plumbing for washing machine, double-glazed window and double-glazed door leading to the garden.

BEDROOM ONE:

Double-glazed window, wood-effect flooring, wall mounted electric heater, dressing area with further double-glazed window and wood-effect flooring.

EN-SUITE SHOWER ROOM:

Shower cubicle with electric shower, WC, wash basin with cupboards under, electric heated towel rail, tiled floor and walls, back-lit fitted mirror.

BEDROOM TWO:

Double-glazed windows, wood-effect flooring, wall mounted electric heater.

BEDROOM THREE:

Double-glazed window overlooking the garden, wood-effect flooring, wall mounted electric heater.

FAMILY SHOWER ROOM:

Shower cubicle with electric shower, WC, wash basin with cupboard under, electric heated towel rail, tiled floor and walls, double-glazed windows, extractor fan.

STAIRS:

Leading to:

ATTIC ROOM:

Large double-glazed windows overlooking the garden, wall mounted electric heater, access to loft space.

OUTSIDE:

The park-like grounds extend to approximately 1.1 acres with a large, paved patio and large areas of lawn with mature trees. The long driveway leads to a detached, double garage with up-and-over door, power and light. The garden backs onto woodland and the property benefits from shares in Possingworth Park. These extensive grounds, that extend to approximately 72 acres, provide beautiful countryside walks.



SITUATION:

The property is situated in the idyllic sought after village of Waldron just a few hundred metres from the village Inn and Church. The market town of Heathfield can be reached in just over 2.5 miles and offers a 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. The main line station at Buxted is approximately 5 miles distant providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approximately 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes' drive respectively.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE: Freehold

COUNCIL TAX BAND: F

AGENTS NOTE:

Possingworth Park represents over 73 acres of private land giving wonderful scenery and walks to the shareholders. The shares are attached to the property and will be transferred to the new owner of the property upon the completion of the sale. A legal fee will entail for this benefit as will a communal annual charge, which as of 2019 was approximately £20 per annum. Please ask for further information and your legal representative should verify.





Ground Floor

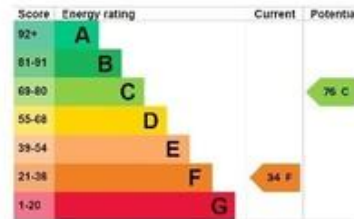


First Floor



House Approx. Gross Internal Area
1466 sq. ft / 136.2 sq. m

Garage Approx. Internal Area
281 sq. ft / 26.1 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.

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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