



2 GATEHOUSE COTTAGE  
GUN HILL, HEATHFIELD - £695,000





# 2 Gatehouse Cottage

Gun Hill, Heathfield, TN21 0JU

**Enclosed Porch - Entrance Hall - Stunning Kitchen/Living/Dining Room - Cloakroom - Sitting Room With Wood Burning Stove - First Floor Landing - Two Double Bedrooms - Family Bathroom Plus En-Suite - Stairs To Second Floor Landing - Two Further Bedrooms - Gated Driveway - Double Cart Lodge - Landscaped Garden - Substantial Timber Outbuilding & Boiler/Utility Room**

An imposing and beautifully extended four bedroom cottage built circa 1900 and situated in a highly desirable country lane location just a short walk from the local Village Pub/Restaurant. The property features an impressive open plan kitchen/living/dining room - the kitchen area has integrated appliances and a substantial quartz island and bi-fold doors out to the garden. There is a large separate sitting room with feature fireplace and wood burning stove. Landscaped garden and gated driveway leading to the double cart lodge. There are also further timber outbuildings.

#### **ENCLOSED PORCH:**

Half brick and timber framed with vaulted ceiling, brick set floor, side windows.

#### **ENTRANCE HALL:**

Solid wooden front door with double glazed inset window, stone tiled floor.

#### **KITCHEN/LIVING/DINING ROOM:**

A stunning open plan room with electric underfloor heating and a luxurious fitted kitchen, range of grey-fronted matching wall and base cupboards, integrated fridge/freezer and dishwasher, quartz worktop with inset five-ring induction hob with filter hood above, twin built-in ovens, pull-out larder drawers and substantial island with quartz worktop and twin bowl butler sink with boiler tap. Tiled floor, feature upright radiator, inset spotlights. Triple aspect with windows to the front and rear with fitted shutters. Double glazed roof lantern. Bi-fold doors opening onto the patio and garden.

#### **CLOAKROOM:**

WC with concealed cistern corner wash basin with tiled splash back, quartz worktop with cupboard above and space under for washing machine, tiled floor.

#### **SITTING ROOM:**

Dual aspect with double glazed windows to the front with fitted shutters, double glazed French doors opening on to the patio and garden, wooden flooring, feature brick fireplace with wood burning stove, under stairs storage cupboard. Radiator.





**STAIRS FROM HALLWAY TO FIRST FLOOR LANDING:**

Part-panelled walls. Radiator.

**BEDROOM ONE:**

Double glazed window with fitted shutters and views to the front across fields opposite. Radiator. Built-in wardrobes.

**EN-SUITE SHOWER ROOM:**

A particularly spacious en-suite with a large shower cubicle with thermostatic shower including both hand-held and drencher heads. Vanity unit with stone worktop, inset basin with cupboards and drawers under, WC with concealed cistern. Heated towel rail. Double glazed window overlooking the garden.

**BEDROOM TWO:**

Double glazed window with fitted shutters and outlook across the fields opposite, feature fire surround and exposed brick chimney. Radiator.

**FAMILY BATHROOM:**

A fitted suite comprising panel-enclosed bath, wash basin with drawers under, WC with concealed cistern, shower with hand-held shower and drencher head, wood-effect flooring, part-tiled walls, part-panelled walls. Heated chrome towel rail. Double glazed windows.

**SECOND FLOOR LANDING:****BEDROOM THREE:**

A spacious double room with fitted wardrobe and drawers with wooden wood worktops. Double glazed window with views across the fields beyond. Radiator.

**BEDROOM FOUR:**

Double glazed window with views across the fields beyond, part-panelled wall, built-in airing cupboard housing the hot water cylinder with slatted shelving to the side. Access to eaves storage space. Radiator.

**OUTSIDE:**

The property is approached via a five-bar wooden gate with stone chip driveway leading to a double detached cart lodge with storage shed to the side. The garden is landscaped with large paved patio area, brick set pathways and lawn, raised timber decking and a number of rose and shrub beds. Further large timber outbuilding, divided into two sections featuring a sizeable workshop with power and light plus log store. The oil tank is neatly situated behind the cart lodge.

**BOILER/UTILITY SHED:**

Floor standing oil-fired boiler, plumbing for washing machine. Fitted shelving. Tiled floor.



**SITUATION:**

Situated in a highly desirable country lane just south of the popular Sussex village Horam, which offers day to day shopping facilities. In general these provide curiosity shops, dentist, doctors and Co-op convenience store. 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 a approximately 45 and 25 minutes respectively.

**VIEWING:**

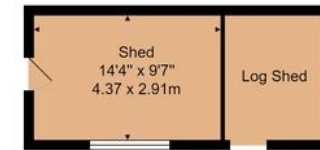
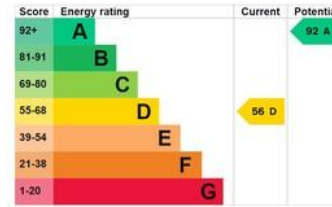
By appointment with Wood & Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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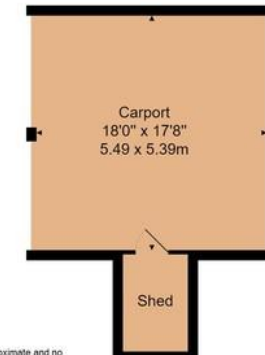
Ground Floor



Second Floor



First Floor



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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House Approx. Gross Internal Area  
1861 sq. ft / 172.9 sq. m

Outbuildings/Carport Approx. Internal Area  
640 sq. ft / 59.3 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.