



HOREBEECH LANE

MARLE GREEN, HEATHFIELD – OFFERS IN EXCESS OF £495,000





# Cauldavon

Horebeech Lane, Marle Green,  
Heathfield, TN21 9EA

**Entrance Hall - Sitting Room With Log Burner - Kitchen/Diner  
With Open Fireplace - Utility Room - Bathroom - First Floor  
Landing - Two Double Bedrooms -  
Gardens Of Approximately 1/3 Acre - Gated Driveway**

An exciting opportunity to purchase this detached two-bedroom home set on a bold plot of approximately 1/3 of an acre offering huge potential to update/extend/develop subject to the necessary planning permissions. The house is centrally positioned with gardens to all sides, with a large area of lawn and a wide range of fruit trees. Horam Village High Street is about one mile distant and the popular 'Cuckoo Trail' just a short walk away.

## **ENTRANCE HALL:**

Wooden front door. Beamed ceiling. Slate flooring.

## **SITTING ROOM:**

Dual aspect with double glazed windows overlooking the gardens. Polished wood floor. Beamed ceiling. Wood burning stove. Radiator.

## **KITCHEN/DINER:**

Dual aspect with double glazed windows overlooking the gardens. Slate tile floor. Open fireplace. Beamed ceiling. Wooden worktop with inset butler sink. Space for cooker. Radiator.

## **BATHROOM:**

Double glazed window. Panel enclosed bath with the rmomatic shower over. Part-tiled walls. WC with concealed cistem. Wash basin with cupboards under. Wood-effect flooring. Radiator.

## **UTILITY ROOM:**

Floor standing oil fired boiler. Laminate worktop with space under for washing machine, tumble drier and slimline dishwasher. Part-panelled walls. Fitted wall cupboards. Built-in airing cupboard. Part double glazed door leading to the garden.





Stairs leading to:

**FIRST FLOOR LANDING:**

Double glazed windows. Wooden flooring. Access to the loft.

**BEDROOM ONE:**

Dual aspect with double glazed windows overlooking the gardens. Radiator.

**BEDROOM TWO:**

Dual aspect with double glazed windows overlooking the gardens. Access to eaves storage area. Radiator.

**OUTSIDE:**

The property is approached via a gated driveway providing parking for a number of vehicles. The house is centrally positioned within the plot with gardens to all sides having a lawned area, a variety of fruit trees, vegetable garden with raised beds and timber shed. Oil tank.

**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 providing lovely countryside walks along the former railway line from Heathfield to Eastbourne Park plus access footpaths that make up circular walks. 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:**

By a ppointment with Wood & Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

E

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage sea rch Ofcom checker

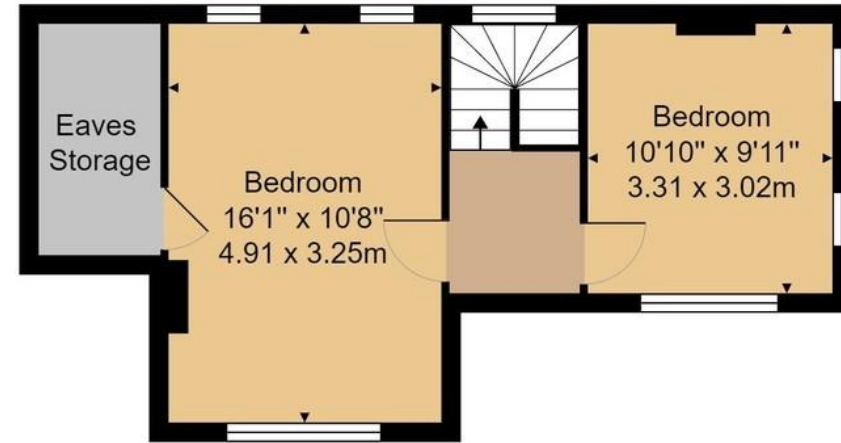
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity

Heating - Oil

Private Drainage - Sewage Treatment Plant

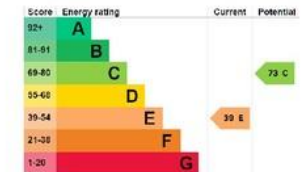
Planning Permission - Planning granted for 46 homes in the field to the rear of the property (Planning ref WD/2022/1694).



**First Floor**



**Ground 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 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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Approx. Gross Internal Area 826 ft<sup>2</sup> ... 76.7 m<sup>2</sup>

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.