



FERN VILLA,  
RUSHLAKE GREEN, HEATHFIELD - £425,000



WOOD &  
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# Fern Villa

Rushlake Green,  
Heathfield, TN21 9QL

**Storm Porch - Sitting Room With Open Fire - Kitchen/Breakfast Room - Cloakroom - Rear Porch - First Floor Landing - Two Bedrooms - Bathroom - Attic Room**

A charming two bedroom semi-detached character home with attic room, sitting room featuring an open fire, kitchen/breakfast room, downstairs cloakroom and gardens to the front and rear. Situated in the idyllic village of Rushlake Green with an open outlook to the front across the village green towards the Pub and village store. NO ONWARD CHAIN.

## **STORM PORCH:**

## **SITTING ROOM:**

Secondary glazed window overlooking the front garden and village green with countryside views across the rooftops. Feature fireplace with wooden surround and brick hearth. Coved ceiling. Radiators.

## **KITCHEN/BREAKFAST ROOM:**

Secondary glazed window and further window overlooking the rear garden. Range of matching wall and base cupboards. Tiled worktop with inset double bowl sink. Floor standing oil-fired boiler. Space for cooker and washing machine.

## **CLOAKROOM:**

WC.

## **REAR PORCH:**

Double glazed window. Glazed door leading to the rear garden. Vaulted ceiling. Tiled floor. Electric wall mounted heater.





**FIRST FLOOR LANDING:**

Secondary glazed window enjoying a stunning outlook across the village green and countryside in the distance. Radiator.

**BEDROOM ONE:**

Secondary glazed window overlooking the village green. Fire surround. Radiator.

**BEDROOM TWO:**

Secondary glazed window overlooking the rear garden. Built-in wardrobes with cupboards above.

**BATHROOM:**

Secondary glazed window. Tile enclosed bath. Pedestal wash basin. WC. Radiator.

Stairs leading to:

**ATTIC ROOM:**

Two Velux double glazed windows. Access to eaves storage.

**OUTSIDE:**

There is lawned garden with brick set pathway to the FRONT. The REAR garden features a brick set patio area with wrought iron gate leading to a hedge enclosed lawned area and a brick built storage shed.

**SITUATION:**

The rural village of Rushlake Green is situated 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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**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Electricity & Drainage - **TBC**

Heating - Oil-fired **TBC**

Private Drainage - Cesspool / Septic Tank / Klargestar - **TBC**

Restrictions - **TBC**

Rights and Easements - **TBC**

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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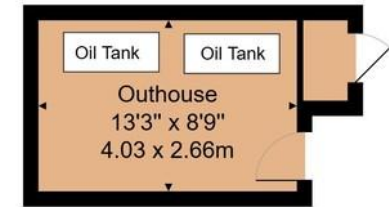
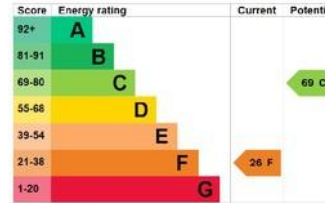
BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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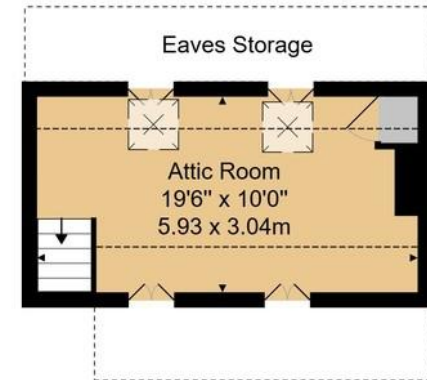


House Approx. Gross Internal Area  
1032 sq. ft / 95.9 sq. m

Outbuilding Approx. Internal Area  
126 sq. ft / 11.7 sq. m



**Outbuilding**



**Second Floor**



**Ground Floor**



**First Floor**

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.