



HEATHER BRAE, FIRWOOD RISE
HEATHFIELD - GUIDE PRICE £875,000 - £900,000



Heather Brae

Firwood Rise, Heathfield, East Sussex, TN21 8NP

Large Covered Porch - Spacious Entrance Hall - Stunning Open Plan Kitchen/Breakfast Room - Utility Area - Cloakroom - Garden Room - Formal Dining Room - Large Sitting Room With Wood Burner - 2 Further Reception Rooms - 4 Bedrooms (2 En-Suites) On First Floor - Ground Floor Bedroom & En-Suite Shower - Family Bathroom - Large Gravelled Drive - Off Road Parking - Detached Brick Outbuilding - Private & Secluded Gardens Extending To Two Thirds Of An Acre

Opportunities are seldom available to find such a wonderful home in such a private position away from main roads yet within only a short stroll of local amenities. This property certainly offers more than meets the eye having been impressively improved by the present owners to provide a substantial Edwardian property built in a colonial style and containing features indicative of the 'Arts & Crafts movement'. The property offers a wonderful array of character features perfectly juxtaposed with contemporary fitment, notable features to include a stunning sitting room, spacious kitchen/breakfast room with double doors into a formal dining room, 2 further ground floor receptions and a ground floor bedroom with en-suite shower. High ceilings continue throughout the downstairs accommodation give a wonderful feeling of space with ceiling coving, high level skirting & picture rails fulfilling the character of the original era. The first floor offers 4 bedrooms with 2 en-suite bathrooms, a family bathroom and a separate WC. Sash windows can be seen throughout enjoying views of the gardens and grounds which are also a wonderful feature of this home, extending to approximately two thirds of an acre. There is off road parking and privacy & seclusion throughout the grounds. Internal viewing is essential to appreciate this family home with the further benefit of a brick out building offering a variety of potential uses subject to any consents.





PORCH:

Large covered front porch with quarry tile flooring and double glazed original style panelled front door with side screens into:

SPACIOUS ENTRANCE HALL:

High ceilings & coving. Picture rail. Stairs to first floor landing. Under stairs cupboard. Radiators. Range of doors to:

RECEPTION ROOM 2:

Large bay window incorporating double glazed sash windows to front. Ceiling coving. Picture rail. Fitted storage to chimney breast recess. Radiator.

GROUND FLOOR BED ROOM:

Double glazed sash windows to side. Ceiling coving. Picture rail. Radiator. Door to:

EN-SUITE SHOWER ROOM:

Double glazed uPVC sash window to side. White contemporary suite with low level WC. Pedestal wash basin inset into vanity unit with drawers below, tiled splash back with mixer tap over. Vanity mirror. Shavers point. Tiled & enclosed shower cubicle with twin headed unit within. Ladder style heated chrome effect towel rail. Recessed ceiling down lighters.

RECEPTION ROOM 3:

Sash uPVC double glazed window to side with further double glazed door giving access to a paved seating terrace. Ceiling coving. Picture rail. Original fireplace with tiled hearth and surround. Radiator.

FORMAL DINING ROOM:

Entered by a door from the entrance hall and double doors from the kitchen/breakfast room. Large uPVC double glazed windows to the side. Ceiling coving. Picture rail. Attractive original fire place with tiled hearth and inset an attractive surround. Radiator.

STUNNING OPEN PLAN KITCHEN/BREAKFAST ROOM:

Having been extensively fitted with a range of granite effect work tops incorporating composite sink & drainer with one and a half bowl, 5 ring Baumatic gas hob with contemporary style extractor hood with light over and stainless steel brush fronted oven/grill below. Range of matching cupboard & drawer units incorporating corner units, pan drawers and space for various appliances. Fitted breakfast table. Further granite work surfaces with circular inset sink & drainer and matching wall mounted units over incorporating glazed display cabinets. Mosaic effect tiled splash backs. Recessed ceiling down lighters. Ladder style radiator. Porcelain flooring. uPVC double glazed windows to the side and door giving access to rear garden. Further door to:

UTILITY AREA:

uPVC double glazed windows to garden. Large work top with inset sink & drainer. Cupboard & drawer units below. Space & plumbing for washing machine. Wall mounted 'Worcester' combination gas fired central heating boiler and control panels. Porcelain flooring. Door leading to:

CLOAKROOM:

Obscure double glazed window to side fitted with level WC and wash basin. Recessed down lighters. Radiator.

GARDEN ROOM:

Glazed door from the utility room. Range of windows to the garden. Ceramic tiled flooring. Door to garden.

SITTING ROOM:

A beautiful light & spacious room with range of uPVC double glazed windows & doors giving access to the gardens. Large fireplace with inset multi fuel stove. Picture rail. Ceiling coving. Radiators.

STAIRCASE:

Rising to the first floor landing area with timber handrail and balustrade. Range of double glazed Velux windows. Recessed display shelving. Recessed down lighters. Range of doors to;

MASTER BED ROOM:

uPVC double glazed sash windows with outlook over garden. Walk in dressing room with shelving & hanging rail and radiator within. Radiator. Door to:

EN-SUITE SHOWER ROOM:

Fitted with a contemporary white suite of tiled enclosed shower cubicle with twin headed unit within. Wash basin with mixer tap inset into vanity unit with vanity mirror & shavers point over. Useful fitted shelving. Heated chrome effect ladder style towel rail.

BEDROOM 2:

uPVC double glazed sash windows to side incorporating views over the garden to the South Down in the distance. Fitted wash basin with mixer tap and vanity drawers below. Radiator.

BEDROOM 3:

Double aspect uPVC double glazed windows & sash double glazed windows to side and rear incorporating views over rooftops to the South Downs. Recess display shelving. Fitted walk in wardrobe with hanging rail & shelving. Eaves access. Radiator. Door to:

EN-SUITE SHOWER ROOM:

Tiled enclosed shower with double headed unit within. Wash basin with mixer tap inset into vanity unit. Heated ladder style towel rail.

FAMILY BATHROOM:

uPVC double glazed sash window to side having been recently fitted with a white contemporary suite comprising of panelled bath with mixer tap over. Low level WC and wash basin. Wall light points. Ladder style heated towel rail.



SEPERATE WC:

uPVC sash double glazed window to the side. Contemporary white suite consisting of low level WC. Chrome effect mixer tap over a wash basin with tiled splash back. Radiator.

BEDROOM 4:

Double aspect room with Velux double glazed windows to side and rear incorporating views over the rear garden. Fitted wash basin with mixer tap and tiled splash back and vanity cupboard below. Radiators.

EXTERNALLY:

Upon arrival you will drive into a large gravelled parking area providing off road parking for several vehicles and potential for the extension of a garage with planning consent. The gardens are a particular feature of the property extending to approximately two thirds of an acre with established flower & shrub beds, areas of lawn, seating terraces and a large detached brick built outbuilding providing potential for a variety of uses subject to any planning & building consents. The gardens offer a degree of privacy & seclusion through out, unusual for a setting so close to the amenities in Heathfield yet retaining such a particularly rural feel. There is also the current benefit of planning permission for a 3 bay Timber Garage.

SITUATION:

The property is conveniently located for access to Heathfield with its 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. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. 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 35 minutes drive respectively.

TENURE:

Freehold.

VIEWING:

By telephone appointment to Wood & Pilcher on 01435 862211.





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House Approx. Internal Floor Area 3337 sq. ft / 310.0 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.

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27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211
Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD, TONBRIDGE
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



