



HAWTHORNS, BROADHILL CLOSE  
BROAD OAK - £595,000



# Hawthorns

Broadhill Close, Broad Oak,  
Heathfield, TN21 8SG

**Entrance Lobby - Reception Hall - Cloakroom - Study/Family Room -  
Sitting Room - Dining Room - Kitchen/Breakfast Room - Utility Room -  
3 Double Bedrooms - En-Suite Dressing Room (Originally Bedroom 4) -  
Family Bathroom - En-Suite Shower Room - Double Garage - Secluded  
Garden**

A beautifully presented modern detached house situated in a no through road and enjoying far reaching countryside views. The property was originally built as a four bedroom but the fourth bedroom has been turned into an en-suite dressing room which could easily be re-instated if so desired. The accommodation features a large kitchen/breakfast room with granite worktops, good sized living room with feature fireplace, family room/study, separate dining room, engineered oak flooring, master bedroom suite with en-suite shower room and dressing room. The house is approached via split five bar gates and there is a double detached garage with electric up and over doors and own driveway providing additional parking for a number of vehicles. There is a landscaped garden to the rear with raised sun terrace, lawn and raised shrub and flower borders.

#### **ENTRANCE PORCH:**

Engineered oak flooring. Fitted full height wardrobes. Coved ceiling. Radiator with decorative surround.

#### **ENTRANCE HALL:**

Engineered oak flooring. Coved ceiling. Radiator with decorative surround.

#### **CLOAKROOM:**

WC with concealed cistern. Wash basin with cupboard under. Part tiled walls and tiled floor. Chrome heated towel rail. Double glazed window. Coved ceiling.

#### **FAMILY ROOM/STUDY:**

Coved ceiling. Square bay with double glazed windows. Radiator. Coved ceiling. Further double glazed window to the side.

#### **DINING ROOM:**

Dual aspect with double glazed windows in bay and further double glazed window to the side. Radiator. Coved ceiling.



**KITCHEN/BREAKFAST ROOM:**

Range of wood effect wall and base cupboards with granite worktops. Inset one and a half bowl stainless steel sink. Inset electric hob with extractor hood above. Built-in double oven. Integrated dishwasher. Part tiled walls. Dual aspect with double glazed windows overlooking the garden and with far reaching views beyond. Concealed lighting and kickboard lighting. Inset spotlights. Stone effect tiled floor. Coved ceiling. Radiator. Double glazed door to the side. Door to dining room.

**UTILITY ROOM:**

Stone effect tiled floor. Wall mounted recently installed 'Viessmann' boiler. Space for washing machine. Fitted cupboards and granite worktop with cupboard under. Double glazed window.

**SITTING ROOM:**

Feature fireplace with limestone surround and hearth. Double glazed windows in bay overlooking the garden and with far reaching views beyond through trees. Coved ceiling. Radiator. Four inset ceiling speakers. Double glazed French doors leading to the raised terrace.

**FIRST FLOOR LANDING:**

Double glazed window overlooking the garden and far reaching views. Airing cupboard with slatted shelves and heater.

**MASTER BEDROOM SUITE:**

Spacious bedroom with double glazed window. Radiator with decorative surround.

**EN-SUITE SHOWER ROOM:**

Large wash basin with cupboards under. WC, shower cubicle. Inset spotlights. Extractor fan. Part tiled walls. Tiled floor. Chrome heated towel rail. Radiator. Double glazed window.

**EN-SUITE DRESSING ROOM:**

Originally bedroom 4 and could be easily re-instated. Double glazed window overlooking garden and views beyond. Fitted wardrobes to both ends of the room. Radiator

**BEDROOM TWO:**

Double glazed window overlooking garden and views beyond. Velux double glazed window with fitted blind. Fitted wardrobes. Radiator.

**BEDROOM THREE:**

Double glazed window. Radiator. Full length range of fitted wardrobes.

**FAMILY BATHROOM:**

'P' shaped bath with glass shower screen and shower over. Vanity unit with cupboards, WC with concealed cistern. Tiled floor. Part tiled walls. Radiator. Chrome heated towel rail. Double glazed window. Inset spotlights. Extractor fan. Wall mounted mirror with touch sensitive surround lighting.



## OUTSIDE:

The property is approached via a split five bar wooden gate with own DRIVEWAY providing additional PARKING and leading to a DOUBLE DETACHED GARAGE with electric up and over door, personal door, power and light. The REAR garden has a raised paved patio terrace with wrought iron balustrades and electrically powered sun awning, landscaped garden laid to lawn with raised shrub borders, outside tap. External lighting to the front and rear of the property. Sensors or lights to garage and summerhouse. Side gates to both sides of the property and a recently installed shed.

## SITUATION:

The village of Broad Oak enjoys local shops and amenities to include a Village Hall, Church and general store and post office. The market town of Heathfield is only approximately 2 miles distant West giving an excellent range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The local Primary School is located in Heathfield and the very highly rated Secondary School (Heathfield Community College) is within walking distance. The spa towns of Royal Tunbridge Wells and the Coast at Eastbourne are approximately 15 and 17 miles distant respectively and rail service to London can be found at Buxted and Stonegate both offering a service of trains to London. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes drive respectively)

## TENURE:

Freehold

## VIEWING:

By appointment with Wood & Pilcher 01435 862211

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

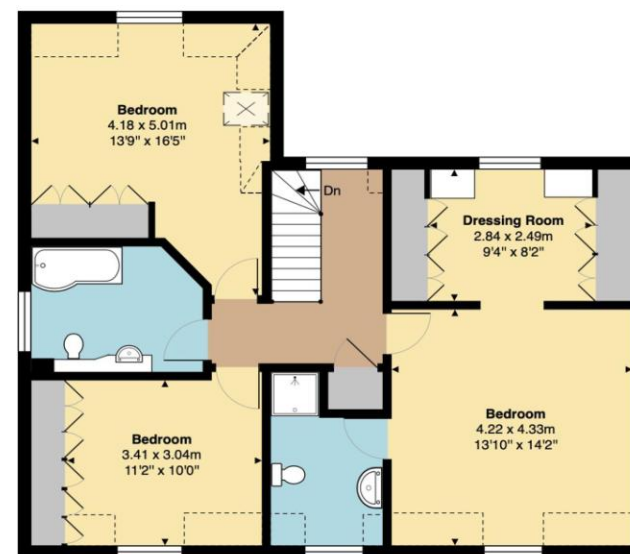


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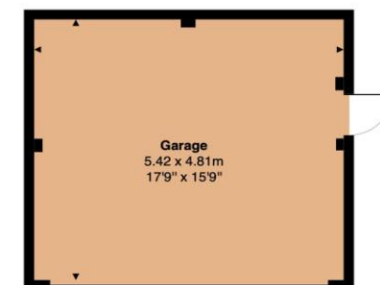
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First Floor  
Approx Internal Area  
907 sq ft (84.2 sq m)



Ground Floor  
Approx Internal Area  
895 sq ft (83.2 sq m)



Garage / Store  
Approx Internal Area  
281 sq ft (26.1 sq m)  
(Not Shown In Correct  
Location / Orientation)

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Not To Scale.  
Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.  
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