



# Bramble Cottage

Harley Lane, Heathfield, East Sussex, TN21 8AQ

Batcheller  
Monkhouse

Our Corner of England

# BRAMBLE COTTAGE

An opportunity to acquire a detached 1920's family house in a somewhat unique town centre location, adjacent to the Cuckoo Trail, and set amidst private grounds of about 0.36 of an acre, part of which has development potential (subject to planning consent).

## Ground Floor

- Enclosed Porch
- Hall
- Cloak/Shower Room
- Sitting Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Utility Room

## First Floor

- Principal Bedroom with en suite Bathroom
- Four further Bedrooms, two with en suite Bathrooms

## Outside

- Brick and tile Double Garage with Room above
- Further Garage
- Cedar Garden Shed
- Established private Garden of about 0.36 of an acre



## DESCRIPTION

Bramble Cottage comprises an appealing detached family house, originally built in the 1920's and subsequently extended. The elevations being brick, part tile hung beneath a slate roof.

There is mains gas-fired central heating and double glazing.

## Development Potential

Bramble Cottage occupies a somewhat unique location in the town centre of Heathfield, being adjacent to the Cuckoo Trail and having vehicular rights of way over Harley Lane and also through Bramble Court to Upper Station Road, thus being only a few minutes' walk from Waitrose and all amenities.

This location provides development potential, subject to planning consent.

The main features of the property include:

- **Entrance Porch** with tiled and glazed door to entrance hall with understairs storage cupboard.
- Panelled timber door to the **sitting room**, a generously proportioned and bright double aspect room with ornate wooden mantelpiece having marble slips and hearth and an open fireplace.
- The **dining room** is another very spacious room with capacity for a large dining table. Glazed double doors to the terrace.
- The **kitchen/breakfast room** features a separate breakfast/dining area with matching fitted wall and base units and an arch with exposed brick opening to the kitchen area, which is well appointed with a range of wooden wall and base units and co-ordinating worktops incorporating a porcelain sink with mixer taps and drainer; Britannia five ring gas stove with overhead extractor; integrated under counter fridge and Neff dishwasher.
- Glazed door to the **utility room** housing the Potterton central heating boiler; plumbing for washing machine and having a stainless steel sink with mixer taps and door to the terrace.
- The **cloak/shower room** has tiled floor and wall and is fitted with a tiled and glazed shower cubicle, wash basin in vanity unit with storage below, and WC.
- The **study** is another well proportioned room, overlooking the garden, with a brick fireplace with stone mantelpiece and hearth and fitted log burner.





- On the **first floor** is a **landing** with a Velux window and hatch access to the loft.
- The **principal bedroom** is a comfortable double bedroom with a good range of fitted wardrobes and recessed arches to either side of the bed, and views over the front garden. A door leads to the **en suite bathroom** with a large oval corner bath, separate tiled and glazed shower cubicle, wash basin in vanity unit, WC and tiled floor.
- **Bedroom suite 2** has built-in wardrobes and a door to the **en suite bathroom** with panelled bath, wash basin in vanity unit, WC and tiled floor.
- **Bedroom suite 3** also has fitted wardrobes and door to the **en suite bathroom** with oval corner bath, wash basin in vanity unit, WC and airing cupboard. Views over the rear garden.
- **Bedroom 4** has fitted wardrobes and dressing table, and views over the front garden.
- **Bedroom 5** is a single bedroom with fitted wardrobes and a view over the garden.

## OUTSIDE

Brick and tile **double garage** with room above and separate **Marley garage** for one car. This area has gated access via Bramble Court onto Upper Station Road.

## GARDENS AND GROUNDS

These form a very secluded and established landscaped setting with drive approach, areas of lawn, a wide selection of mature trees and shrubs, cedar garden shed, covered barbecue area, outside WC and freezer room.

In addition, there is a wide terrace ideal for entertaining, and areas of lawn.

**In all about 0.36 of an acre.**

## AMENITIES

**Local:** Bramble Cottage is situated in the centre of Heathfield, only a few minutes' walk from Waitrose and a comprehensive range of shops and amenities including Sainsbury's and Co-op supermarkets.

The property is also adjacent to the Cuckoo Trail which runs between Heathfield and Polegate, and is ideal for cycling, riding and walking.

Cross-in-Hand is about 2 miles and has the Isenhurst Leisure Club, lawn tennis and rugby clubs.

**Towns:** Tunbridge Wells is some 14 miles with a wide selection of shopping and recreational facilities. Uckfield and Lewes are about 8 and 15.2 miles.,

**Transport:** Stonegate station (London Bridge/Charing Cross) is about 7 miles; Buxted station (London Victoria) some 7.3 miles; Tunbridge Wells (London Bridge/Charing Cross) some 13.8 miles.

**Schools:** Primary schools at Cross-in-Hand, Five Ashes and Maynards Green; Heathfield Community College. Independent schools include Skippers Hill Preparatory School; Mayfield School; Bede's at Upper Dicker; Vinehall at Robertsbridge.

**Healthcare:** Conquest Hospital, Hastings. Eastbourne District General Hospital.



## DIRECTIONS

From The Heathfield Tavern public house on the crossroads of Upper Station Road and Hailsham Road, proceed towards Horam for 0.08 of a mile and Harley Lane will be found on the right. Proceed down this lane, bearing right, and the entrance gates to Bramble Cottage will be found at the end.

**What3Words:** cool.essential.aimlessly

## Additional Information

**Local Authority:** Wealden District Council, Hailsham, telephone: 01323 443322

**Services (not checked or tested):** Mains water, electricity, gas and drainage

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk)  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX46614

**EPC:** EPC rating D

**Council Tax:** Band F



**GUIDE PRICE £1,100,000**

## Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577

Battle  
01424 775577  
[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

Haywards Heath  
01444 453181  
[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

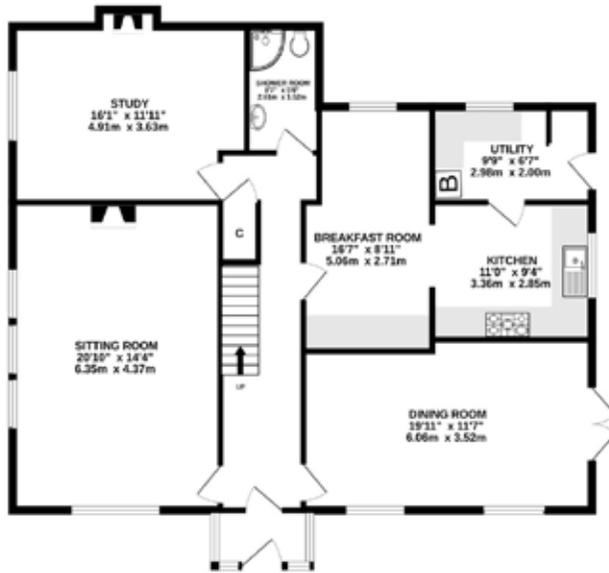
Pulborough  
01798 872081  
[sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Tunbridge Wells  
01892 512020  
[twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)

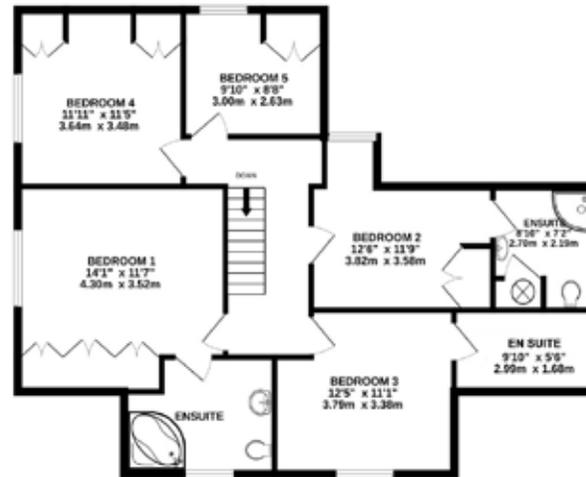


# Bramble Cottage, Harley Lane, Heathfield, East Sussex, TN21 8AQ

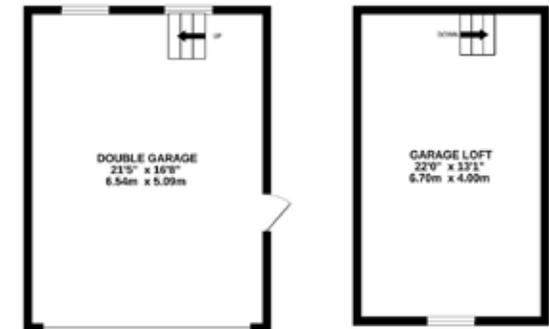
GROUND FLOOR  
1227 sq.ft. (114.0 sq.m.) approx.



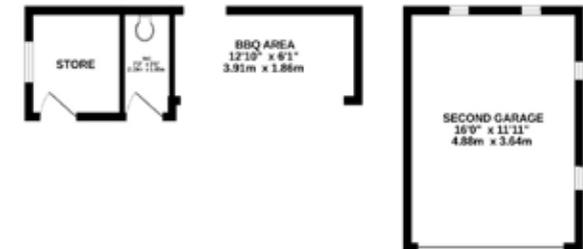
1ST FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



GARAGE  
626 sq.ft. (58.1 sq.m.) approx.



OUTBUILDINGS  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 3138 sq.ft. (291.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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