Woodlands

Turners Green, Heathfield, East Sussex, TN21 9RB

Batcheller Monkhouse

Our Corner of England

Woodlands

An excellent and well-presented detached character house built around 1935 together with a substantial double garage with studio/office above, enjoying a semi-rural location with distant views in this stretch of unspoilt countryside within reach of Rushlake Green village and set within 0.33 of an acre garden.

Ground Floor

- Recessed Porch
- Hall
- Cloakroom
- Study
- Sitting Room
- Kitchen/Dining Room
- Utility Room

First Floor

- Landing
- Three Bedrooms
- Jack and Jill Bathroom

Second Floor

- Landing
- Bedroom 4
- Second Bathroom

Outside

- Brick Double Garage with Studio/Office above
- Gravel driveway and parking
- Established Garden of about 0.33 of an acre

Description

Woodlands is an excellent and well-presented detached character house arranged over three floors and built around 1935. The elevations are brick beneath a tiled roof. The property is situated in a quiet location in the hamlet of Turners Green.

There are sealed unit double glazed windows throughout and oil-fired central heating. The main features of the property include:

- Recessed **porch** with quarry tiled floor and front door to **entrance hall** with timber floor. The **study** has a period fireplace (sealed), timber floor, range of bookshelves and a bay window with west-facing outlook.
- The **sitting room** has a west-facing outlook, period fireplace with a wood burner and overmantel above with an inset mirror. To either side, fitted bookshelves with cupboards to half height.
- The excellent **kitchen/dining room** with Travertine tiled flooring and underfloor heating in the dining area. Edwin Loxley oak kitchen from HKS with a range of cupboards and soft-closing drawers, spacious double-opening corner larder. Integral fridge/freezer. Quartz worktops with inset deep ceramic butler-style sink and Quooker tap. Built-in Neff microwave oven, warming drawer and self-cleaning oven. Large central island/breakfast bar with quartz worktop, and range of drawers beneath; built-in Bora induction hob with a central extractor fan; power socket. Two sets of double glazed aluminium bifold doors lead from the kitchen to the terrace and garden beyond.
- **Cloakroom** with basin and WC and adjacent is the **utility room** with glazed sink, wooden work surfaces with cupboard beneath; space and plumbing for washing machine and tumble dryer. Grant oil-fired central heating boiler. Cupboard housing the Joule pressurised water system.
- The **first floor** has a **landing** and **bedroom 1** (W) with views, period fireplace, wardrobe cupboard, and door to the **en suite Jack and Jill shower room** linked with bedroom 2, with walk-in shower cubicle, large wash basin with cupboard below, half tiled walls and WC. Further door to the landing.
- **Bedroom 2** (W) has a bay window to the front with countryside views. **Bedroom 3** (E) has a fireplace and half panelled walls and views over the rear garden.
- The **second floor** has a **landing** with fitted cupboards and **bedroom 4** which is triple aspect to enjoy the westerly views, with a vaulted ceiling, range of wardrobe cupboards and eaves cupboards.
- **Bathroom** with bath, tiled shower cubicle, basin and WC.

Outside

The substantial detached **double garage** has a brick base, weatherboard clad elevations beneath a tiled roof, electric up-and-over doors, light and power connected and interior storage space. There is also an exterior staircase to an excellent **studio/office** with kitchen sink unit and cupboards beneath, benefiting from air conditioning and heating, together with four Velux windows creating a light and spacious area.

The garden surrounds the property and has double gates to a large gravelled drive/parking area with paved terraces, level areas of lawn, various trees and shrubs with hedge and fence-enclosed boundaries.

In all about 0.33 of an acre

Amenities

Local: In a rural but not isolated country lane location in this stretch of East Sussex countryside designated as an Area of Outstanding Natural Beauty. Rushlake Green village is about 1 mile and is considered to be one of the most picturesque villages in East Sussex with a selection of interesting period houses and cottages, public house and general store/post office, grouped around a village green.

Towns: Heathfield town centre is some 4.2 miles and provides an excellent range of shops including three supermarkets. Eastbourne is about 17 miles and Tunbridge Wells is some 16.5 miles.

Transport: Stonegate station (London Bridge/Charing Cross) is about 8.7 miles; Polegate station (London Victoria) some 11.8 miles.

Schools: Punnetts Town and Dallington primary schools; Heathfield Community College; St Leonards at Mayfield; Vinehall at Robertsbridge; Battle Abbey School at Battle. Skippers Hill Manor Preparatory School at Five Ashes. Bede's at Upper Dicker. St Ronan's at Hawkhurst.

Leisure: For those with equestrian interests, riding is available around the lanes and into Dallington forest and bridleway system; golf at Wellshurst Golf and Country Club at Hellingly and the East Sussex National at Uckfield; Freedom Leisure Centre at Hailsham; Bateman's, Scotney Castle, Sissinghurst Gardens (National Trust); the coast, sailing, walking, sports, cinema and theatres at Eastbourne.

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

Directions

From the centre of Punnetts Town proceed in an easterly direction on the Battle Road and shortly after leaving the village bear right into Middle Lane, signposted Rushlake Green. Proceed down here for about 0.3 of a mile and Woodlands will be found on the left shortly before reaching a triangular area of grass.

What3Words: ///blend.gradually.blushes

Additional Information

Local Authority: Wealden District Council, Hailsham, telephone: 01323 443322
Services (not checked or tested): Mains water, electricity. Oil-fired central heating. Private drainage. Fibre broadband.
Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk www.caa.co.uk, www.landregistry.gov.uk
Tenure: Freehold. Land Registry Title Number ESX280329
EPC: EPC rating E **Council Tax:** Band G

Guide Price £874,999

Viewings

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

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TEA

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4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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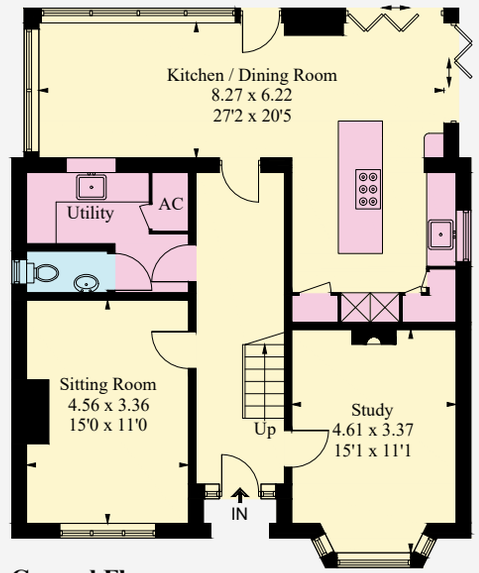
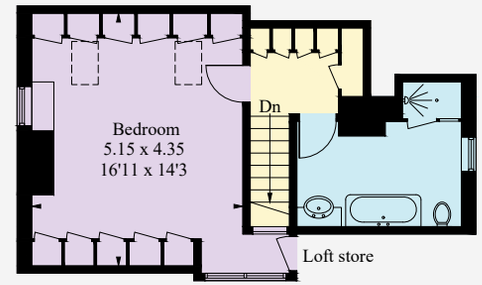
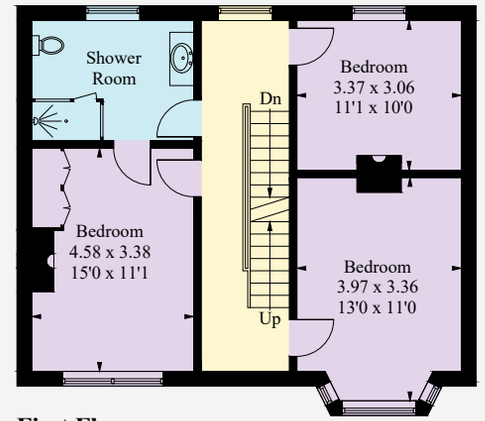
Approximate Gross Internal Area = 190.1 sq m / 2046 sq ft
Garage = 63.9 sq m / 688 sq ft
Total = 254 sq m / 2734 sq ft
(Excluding Eaves)



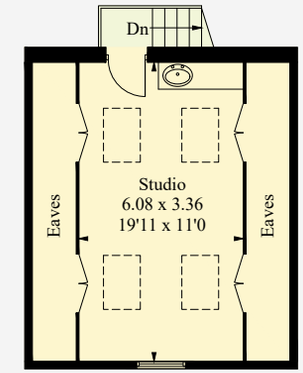
Ground Floor



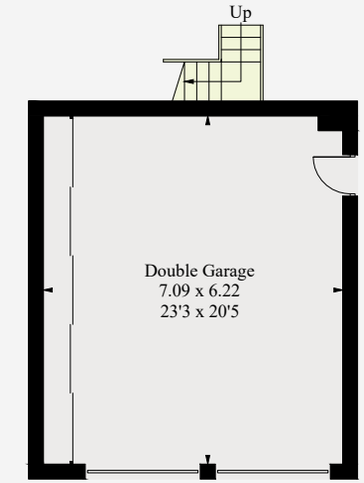
Second Floor



First Floor



Garage - First Floor



Garage - Ground Floor
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1164000)

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