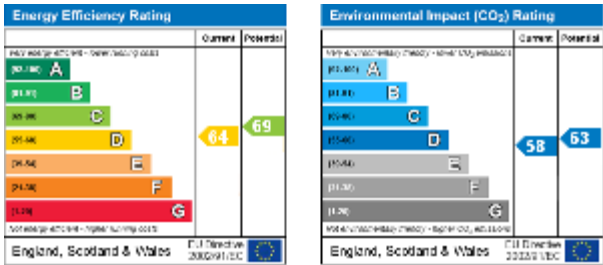




MAYNARDS GREEN, HEATHFIELD, TN21 0DG £550,000



Individual and spacious Detached House
4 Bedrooms
Large Sitting Room/Dining Room
Full width Conservatory
Master Bedroom with En-suite Shower Room
Extensive gardens and small Paddock
Large driveway and single Garage
Views across the countryside



PLEASE NOTE: These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the Agents then a request should be made and specific written confirmation can be provided. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances remaining have not been tested and no warranty can be given or implied as to their working condition. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific and requested written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

Built about 20 years ago, an attractive, spacious and individual detached chalet bungalow with accommodation briefly comprising entrance hall, kitchen, sitting room/ dining room, conservatory, bedroom 4/study, shower room, 3 further bedrooms with an en-suite shower room to the master bedroom and a family bathroom. Large gardens with views across the countryside, a driveway providing plenty of parking and a single garage. There is also an area of paddock beyond the formal gardens. The property benefits from UPVC double glazing throughout.

SERVICES

Mains gas
Mains drainage

Council Tax Band F - 2019/2020 £2,869.92

Located in the popular hamlet of Maynards Green which provides a primary school, local pub and access point to the Cuckoo Trail for walking and cycling. There is a bus stop nearby which serves Heathfield Town Centre with all it's everyday essential shops, supermarkets, banks, doctors' surgeries and the local secondary school - Heathfield Community College and continues on to Tunbridge Wells. The bus also serves the local nearby town of Hailsham with its shops, leisure centre schools etc. Within close distance is Horam village with local facilities including a supermarket, doctor and dentist. Mainline train services to London from Tunbridge Wells are approx. 16 miles away and also available from Wadhurst, Stonegate and Etchingham.

ENTRANCE HALL Covered porchway with UPVC front door, further door into spacious hallway, stairs rising to the first floor with useful understairs storage cupboard.
KITCHEN/BREAKFAST ROOM 14'07" x 9'04" Superbly fitted with an ample range of wall and base units, 'granite style' work surfaces over, spaces and plumbing for washing machine and dishwasher, space for fridge/freezer, inset 1 1/2 bowl sink and drainer unit with mixer tap, inset 5 burner gas hob with extractor over, built-in eye-level 'AEG' oven, door to the side.

SITTING ROOM/DINING ROOM From the entrance hall double opening doors into the Sitting Room 15'07" x 15'01" Real flame coal-effect feature fire with tiled hearth and wooden surround, windows and French doors to the conservatory. Archway to the Dining Room 15' x 9'09", windows to either side of this large room.

CONSERVATORY 13'09" x 21'08" (max) L-shaped, full-width conservatory, UPVC hardwood effect over brick base, patio doors to the decked seating area, views across the garden and countryside, underfloor heating.

STUDY/BEDROOM 4 10'05" 9'07" Fitted double storage/wardrobe cupboard, window to the front.

SHOWER ROOM White suite comprising large shower cubicle with Mira shower unit, low level W.C., pedestal wash handbasin, tiled walls, obscure window to the side, extractor fan.

FIRST FLOOR LANDING Turned staircase to the partially galleried landing, large airing cupboard housing hot water cylinder and shelving, hatch to boarded loft space.

MASTER BEDROOM 13'1" x 11'0" Range of built-in wardrobes, window to the front, door to the en-suite shower room.

EN-SUITE SHOWER ROOM White suite comprising shower cubicle with Mira shower unit, pedestal wash handbasin, low level W.C., tiled walls, obscure window to the side, extractor fan.





BEDROOM 2 14'0"x 7'08" (max) Fitted wardrobe and chest of drawers, window to the rear with beautiful views over the garden and countryside beyond.

BEDROOM 3 14'10" x 7'0" Fitted wardrobe and chest of drawers, window to the rear with beautiful views over the garden and countryside beyond.

FAMILY BATHROOM White suite comprising low level W.C., pedestal wash handbasin, panelled bath with handheld shower attachment and mixer tap, tiled walls, obscure window to the side, extractor fan.

DRIVEWAY AND GARAGE Gated access into the large hedge enclosed driveway providing off-road parking for a number of vehicles, gated side access to the rear gardens via a wide area which is considered suitable for additional/caravan parking. Single garage with pedestrian door to the side.

GARDENS The rear gardens are a particular feature of the property being fence and hedge enclosed and mainly laid to lawn with well stocked and mature flower borders, ornamental fishpond, vegetable beds, useful garden sheds, all backing onto farmland with lovely views. There is also a large decked seating area with outside lighting. Beyond the formal gardens is a small **PADDOCK** of approx. 1/3 acre.



