



OAKFIELD



Battle Road, Punnetts Town, Heathfield TN21 9DS

Guide Price £400,000



# Battle Road, Punnetts Town, Heathfield TN21 9DS

Guide Price: £400,000 - £425,000  
CHAIN FREE!

We are delighted to bring to the market this truly exceptional and beautifully presented 16th Century home, nestled in the sought-after Sussex village of Punnett's Town.

Rich in history and character, this unique property offers the perfect blend of period charm and modern convenience, making it a rare and exciting opportunity for those seeking a peaceful village lifestyle with easy access to local amenities and stunning countryside.

Set in the very heart of the village, the home is ideally situated within walking distance of open fields and scenic walking routes, making it a haven for nature lovers and those who enjoy outdoor living.

The village itself offers a warm and welcoming community atmosphere, with excellent local facilities including a highly regarded primary school, a medical centre, and regular bus links to nearby towns such as Heathfield and Hailsham.

Despite its rural feel, the property remains well connected, offering both tranquillity and convenience.

The house itself has been lovingly maintained by its current owner. Entering the home, you are immediately struck by its warmth and character. From exposed beams and period features to the inviting log-burning stove in the lounge, every room reflects the rich heritage of the property.

Yet modern comforts are not overlooked. The home is presented in pristine condition throughout, with a well-appointed modern kitchen, two stylish shower rooms, including an en suite, and three generous double bedrooms, all unique with character and filled with natural light.

The layout is both functional and charming, with spacious and versatile rooms that would suit a range of lifestyles.

Whether you're a growing family, a couple seeking a peaceful retreat, or someone looking for a characterful forever home, this property has much to offer.





The lounge provides a cosy space to relax in front of the fire during the colder months, while the modern kitchen and bathrooms offer all the ease of contemporary living within a timeless setting.

One of the standout features of this home is its beautiful south-facing rear garden, which enjoys picturesque views across rolling fields and open countryside. This outdoor space is a true delight — a generous patio area provides the perfect spot for entertaining, al fresco dining, or simply soaking up the sun, while the rest of the garden is laid to lawn, bordered by established shrubs and planting.

The views from the rear are particularly striking, offering a peaceful backdrop that changes beautifully with the seasons.

The property also benefits from a shared driveway, providing convenient off-road parking and access. The surrounding area offers a wealth of outdoor pursuits, with country walks, cycling routes, and local beauty spots right on the doorstep.

The nearby Cuckoo Trail, a popular walking and cycling path, is easily accessible, while the coast is just a short drive away for weekend visits to Eastbourne or Brighton.

In summary, this is a rare opportunity to purchase a truly special period home in an idyllic village location.

Combining centuries-old character with high-quality modern finishes and spectacular views, it offers a lifestyle that is both comfortable and inspiring. Whether you're looking to escape the bustle of town, embrace country living, or simply find a unique and welcoming place to call home, this stunning cottage in Punnett's Town should not be missed.

#### Lounge

11'1 x 9'8 (3.38m x 2.95m)

#### Dining Room

11'1 x 7'11 (3.38m x 2.41m)

#### Kitchen

12'4 x 10'1 (3.76m x 3.07m)

#### Shower Room

7'10 x 6'0 (2.39m x 1.83m)

#### Bedroom

14'3 x 11'0 (4.34m x 3.35m)

#### Ensuite

11'1 x 4'3 (3.38m x 1.30m)

#### Bedroom

12'8 x 11'11 (3.86m x 3.63m)

#### Bedroom

11'9 x 8'2 (3.58m x 2.49m)

**Council Tax Band - D £2,608 per annum**

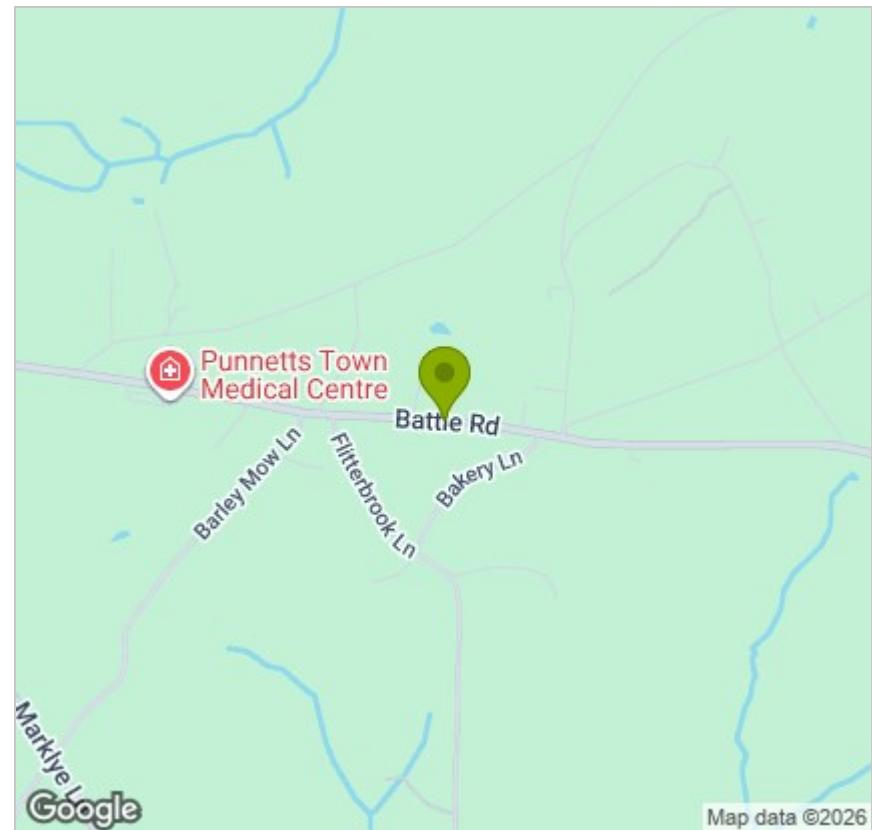
## Floor Plan



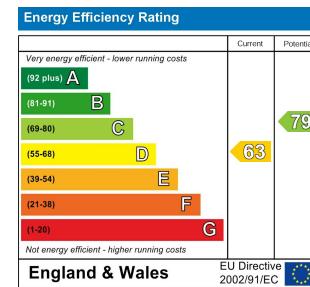
## Viewing

Please contact us on 01435 864233  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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