

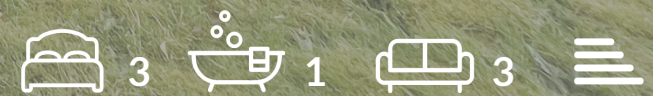


OAKFIELD



Punnetts Town, Battle Road, Heathfield, TN21 9DR

Price Guide £600,000



Punnetts Town, Battle Road, Heathfield, TN21 0DD

Guide Price: £600,000 - £650,000

Set within approximately a quarter acre of private, mature gardens, this charming detached Grade II listed period cottage full of character and history, enjoying beautiful far-reaching views to the downs and coast, positioned well back from the road, offering privacy and tranquillity

The property offers a driveway, garage and parking for several vehicles. The gardens are laid to level lawn with mature trees, shrubs, and a hedged boundary, along with a raised patio, a former outbuilding now used as a seating area, and an enclosed brick-walled area behind the garage - ideal for storing many outdoor items.

Internally, the home offers three reception rooms including a spacious sitting room with a beautiful inglenook fireplace. A newly fitted kitchen with adjoining utility room and ground floor cloakroom.

Upstairs, there are three bedrooms with flexible layout to bedrooms two and three (ideal dressing suite option).

Further benefits include oil-fired central heating and mains drainage.

Located in a sought-after village with strong community, countryside walks, a well regarded primary school, medical centre and vibrant village hall. Heathfield Community College and leisure centre are approximately 2 miles away, while the nearby town of Heathfield (around 3.4 miles) provides a comprehensive range of shops, supermarkets, and amenities





Sitting Room

23'9" x 16'8" (7.24m x 5.08m)

Dining Room

10'5" x 9'7" (3.18m x 2.92m)

Study

9'10" x 9'8" (3.00m x 2.95m)

Utility

7'6" x 6'9" (2.29m x 2.06m)

Kitchen

18'11" x 5'11" (5.77m x 1.80m)

Bedroom One

10'3" x 9'11" (3.12m x 3.02m)

Bedroom Two

12'4" x 9'5" (3.76m x 2.87m)

Bedroom Three

10'8" x 9'8" (3.25m x 2.95m)

Bathroom

8'8" x 6'5" (2.64m x 1.96m)

WC

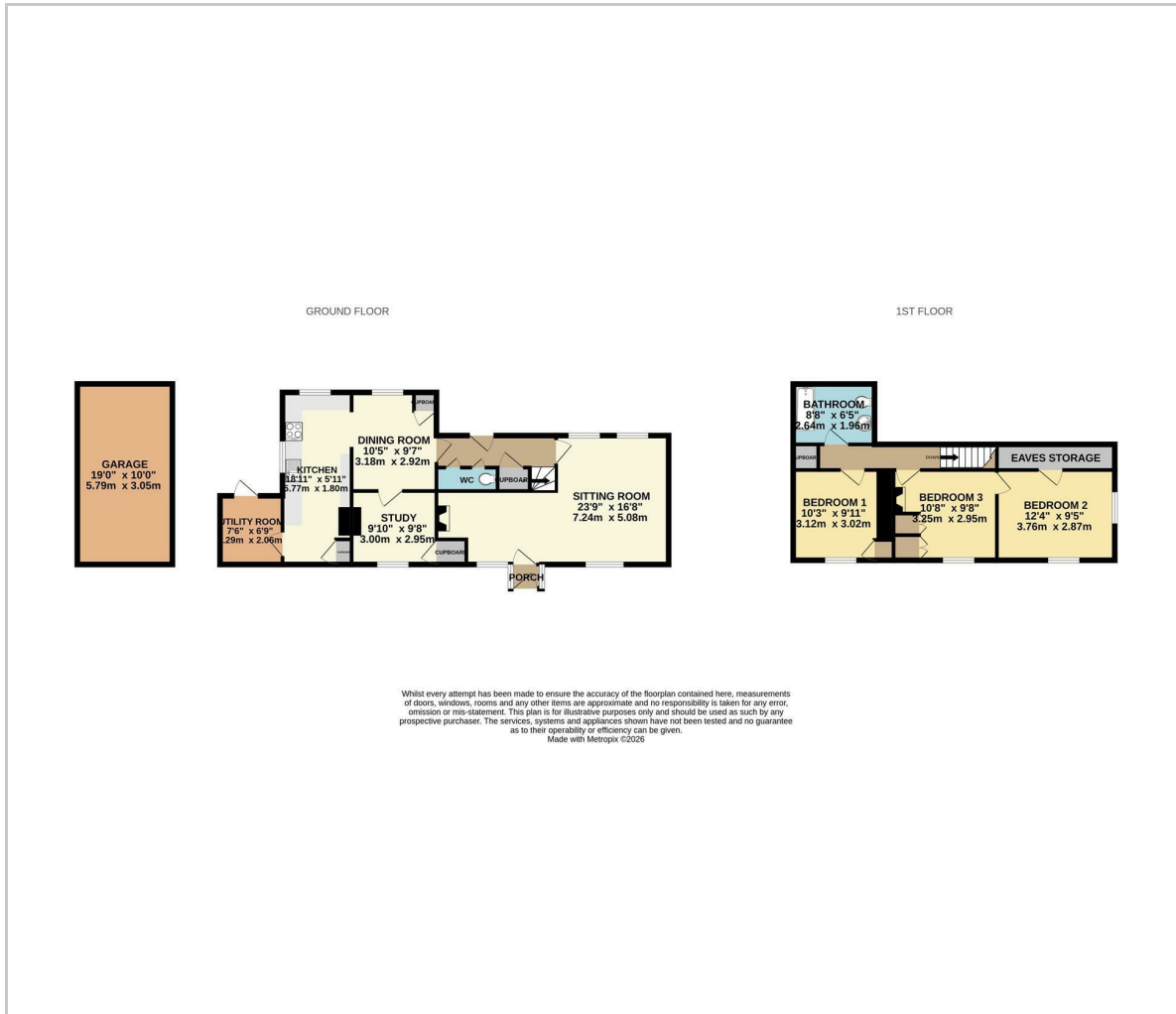
Garage

19'0" x 10'0" (5.79m x 3.05m)

Council Tax Band F - £3,941.07 Per Annum



Floor Plan

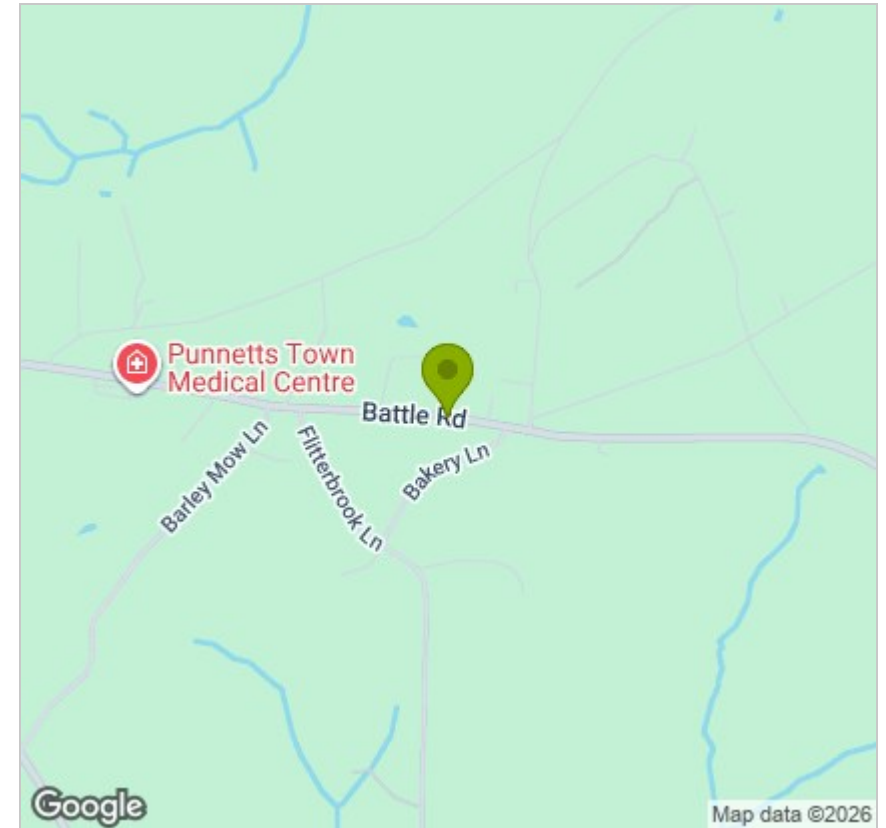


Viewing

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

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	