



OAKFIELD



Ghyll Road, Heathfield TN21 0XL

Price Range £400,000



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Price Range £400,000 - £425,000

This is a charming semi-detached cottage with much charm and character throughout. Situated in a delightful position set back from the road, this property offers privacy and yet is a stroll from Heathfield High Street, with its range of amenities.

The spacious accommodation includes a characterful sitting room with exposed stripped floorboards and an impressive, exposed brick fireplace with hearth.

This leads into the kitchen/breakfast room which is fitted with a range of painted solid timber wall and base units, complimented with tiled working surfaces.

A rear lobby provides access to the bathroom and to the utility room, which has been previously also used as a home office space.

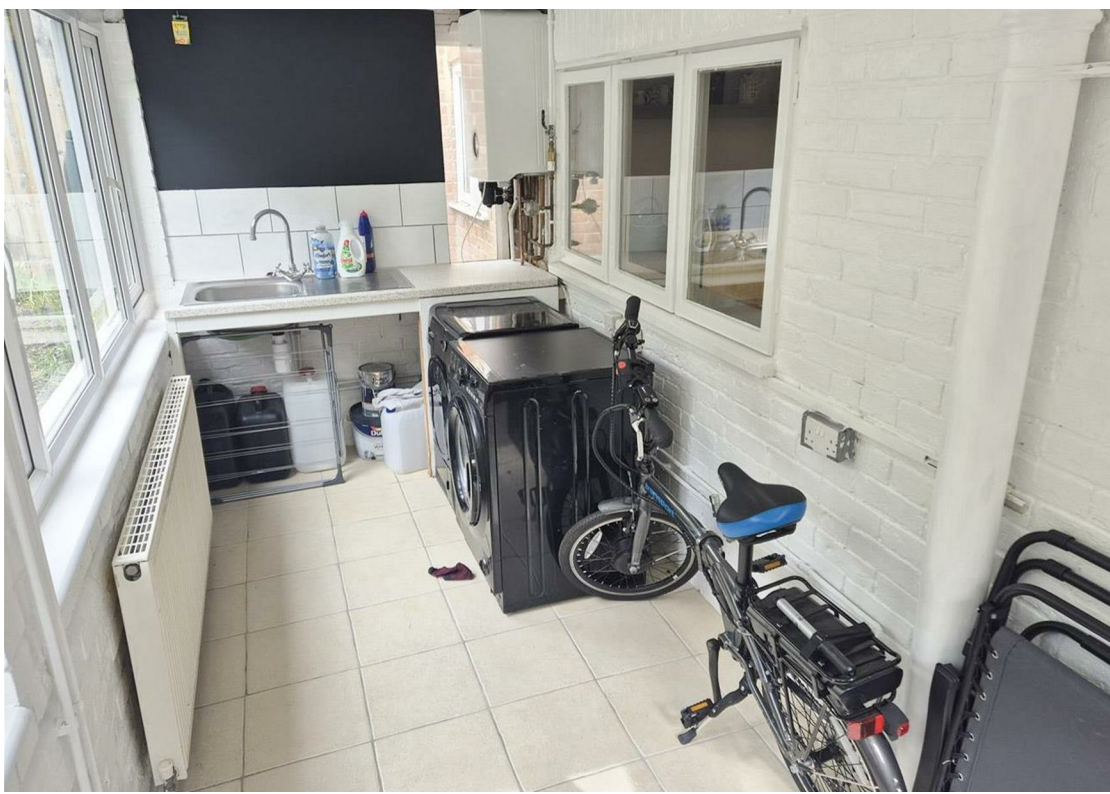
Stairs rise from the sitting room to the first floor where you will find two good sized bedrooms, the main of which offers wonderful views.

A spacious bedroom fills the top floor with a beautiful window seat to one side and larger windows to the front, again offering wonderful views.

The property is approached by a long private driveway leading to double gates which open to a further hardstand and the open fronted garage, which also provides workshop space.

The gardens are to three sides and provide multiple areas to sit out and enjoy this private tucked away location. To the front is a lovely lawned area, with a bricked terrace which wraps around to the side, where there is a raised wildflower bed.

The garden to the rear is raised and offers a patio and a further area, which is a blank canvas to provide a further lawn or can be planted as you wish.





Kitchen

14'2 x 10'0 (4.32m x 3.05m)

Living Room

14'3 x 12'0 (4.34m x 3.66m)

Bathroom

10'0 x 7'10 (3.05m x 2.39m)

Utility Room

15'5 x 5'7 (4.70m x 1.70m)

Bedroom

12'0 x 11'4 (3.66m x 3.45m)

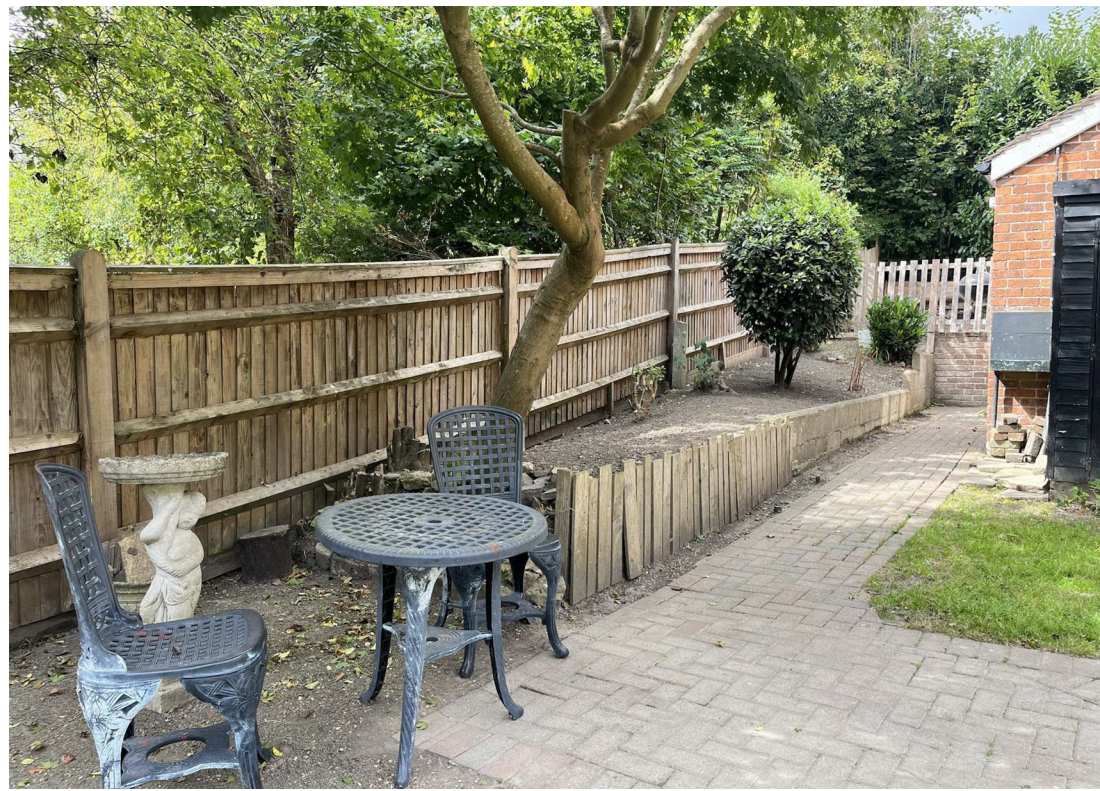
Bedroom

10'1 x 8'3 (3.07m x 2.51m)

Bedroom

13'4 x 13'1 (4.06m x 3.99m)

Council Tax Band - C £2,319 per annum



Floor Plan

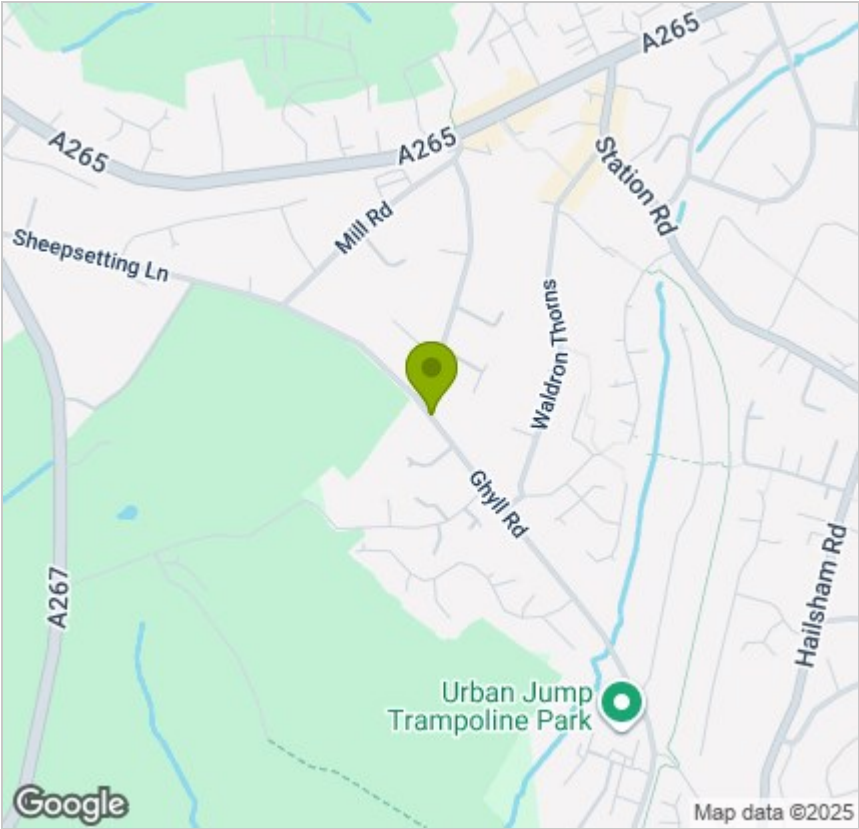


Viewing

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

