



OAKFIELD



Marshlands Lane, Heathfield TN21 8EY

Guide Price £525,000



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White Cottage is an exceptional detached property occupying an enviable corner position on the sought after Marshlands Lane in Heathfield.

The property provides spacious and versatile accommodation over two floors, allowing a high degree of flexibility as to how many bedrooms and reception rooms the individual requires.

The current owners have meticulously maintained the property to a high standard and yet there remains scope to truly make this your own home.

The entrance porch opens into a good-sized entrance hall, providing access to the principal rooms. The sitting room offers a dual aspect with windows to one side and bi-fold doors leading out to the gardens. This room is of a size to allow for a dining area. The kitchen/breakfast room is fitted with a comprehensive range of base and wall mounted units, complimented by stylish working surfaces. There is a fitted double oven, hob and space for further appliances, including a space for an American style fridge/freezer. A door leads through into the utility room, with a door out to the gardens. The separate dining room provides a wonderful space for more formal dining and entertaining with a window providing a pleasant open view.

Two bedrooms can also be found on the ground floor, one of which is currently being used as a dressing room. A bathroom fitted with a white suite with bath and separate shower cubicle is alongside, as is a separate cloakroom. Making this area of the property an ideal principal bedroom suite, whilst still having the opportunity for multiple bedrooms.

On the first floor, you have versatile accommodation of two further bedrooms, with two further spaces, which can be used as a study or home office.

There is also a shower room, fitted with a white suite. There are multiple storage cupboards and one of the bedrooms has a door providing convenient access to the loft space.





Outside, the property has two private driveways, the main of which is laid with an attractive brick pavia and provides off street parking for several vehicles. The second leads to the integral garage, which is not only a good size, but offers workshop space.

The gardens offer a mix of a delightful lawn bound by mature hedging, which provides privacy. A spacious sun terrace to the rear of the property is a delightful space to sit out and enjoy the gardens. There is also a charming timber summer house with veranda to the front looking towards a stunning raised flower bed which is exceptionally well planted and includes a stunning mature acer.

This property truly provides the convenience of being within close proximity to the many amenities of Heathfield, whilst giving the feeling of being tucked away.

Kitchen/Breakfast

21'9 x 9'11 (6.63m x 3.02m)

Sitting Room

28'11 x 11'11 (8.81m x 3.63m)

Bedroom/Dining Room

11'2 x 10'3 (3.40m x 3.12m)

Bedroom

13'2 x 10'6 (4.01m x 3.20m)

Dressing Room

10'6 x 8'10 (3.20m x 2.69m)

Bedroom

9'2 x 8'10 (2.79m x 2.69m)

Study Area

11'10 x 8'2 (3.61m x 2.49m)

Bedroom

11'5 x 7'9 (3.48m x 2.36m)

Garden Room

7'10 x 7'8 (2.39m x 2.34m)

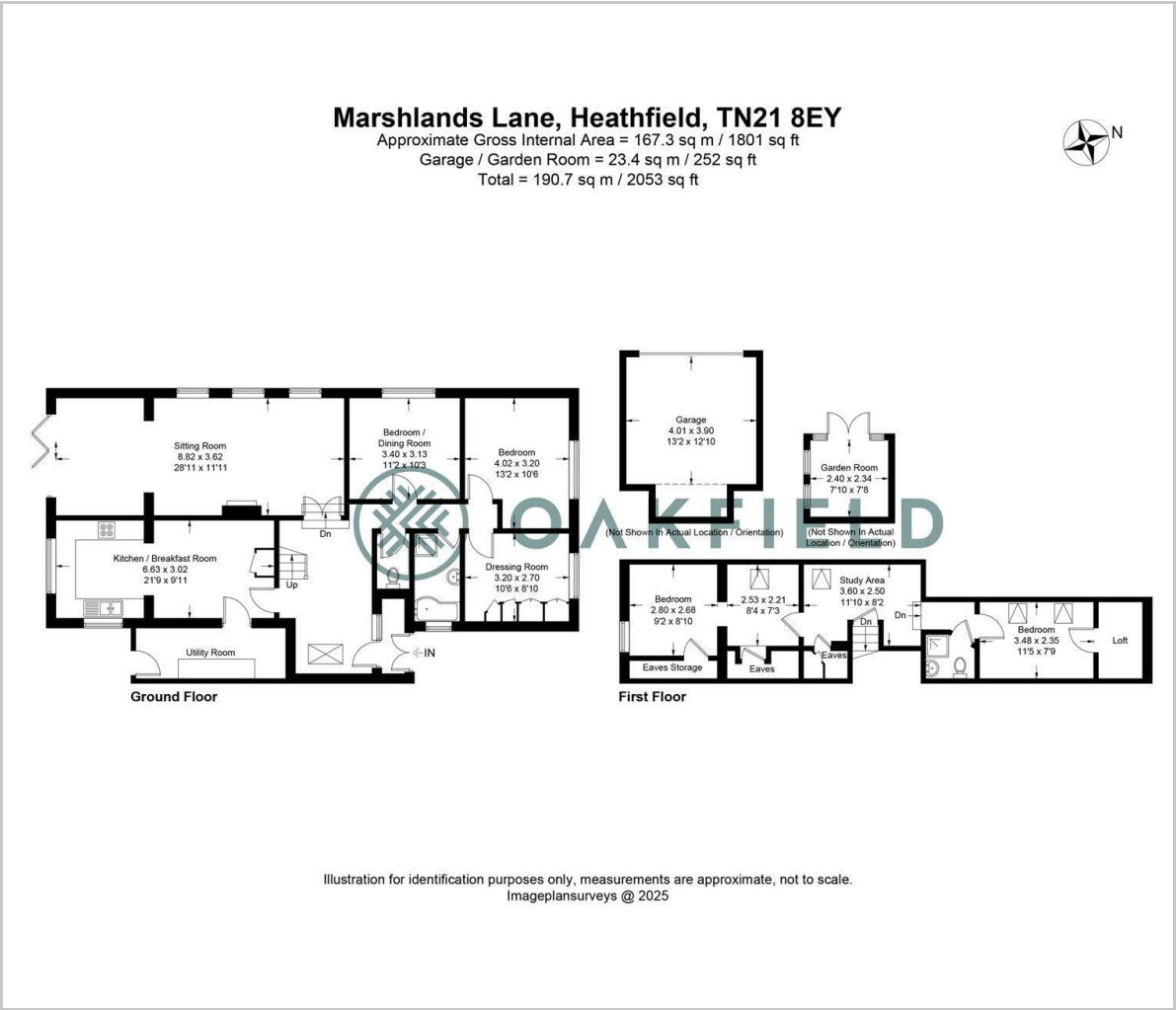
Garage

13'2 x 12'10 (4.01m x 3.91m)

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.

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Area Map



Energy Efficiency Graph

