

Maynards Green, Heathfield, East Sussex, TN21 0DD

Asking Price: £750,000

FREEMAN FORMAN













Sapperton End is an attractive property, thoughtfully designed to offer bright, versatile accommodation across two floors.

The property opens with a welcoming reception hall, complete with cloakroom and storage, leading through to the generous ground floor living space. The spacious dining room enjoys French doors to the rear patio and a striking fully glazed bay, with additional doors to the garden. A separate dual aspect sitting room features an exposed brick fireplace with woodburning stove, creating a warm and inviting focal point. The kitchen/breakfast room overlooks the front and is fitted with a range of modern units, wooden worktops and integrated appliances, with direct access to the integral oversized garage. A ground floor bedroom completes the layout, offering flexibility for guests or home working.

The first floor landing provides useful eaves storage and leads to a spacious principal bedroom with built-in wardrobes, a further double bedroom with additional storage and access to a large L-shaped store, together with a modern family bathroom, fitted with bath, shower over, basin, two heated towel rails, W.C and bidet.

The property is set back behind mature hedging and enjoys excellent kerb appeal. A private driveway provides ample parking and access to the garage, with practical rear French doors and additional pedestrian door opening to the garden.

The well-established garden is a particular feature, laid mainly to lawn with mature trees and borders, a large paved terrace and multiple seating areas perfect for entertaining. A timber summer house, pond with footbridge and shed all add to the charm, with a great sense of seclusion.





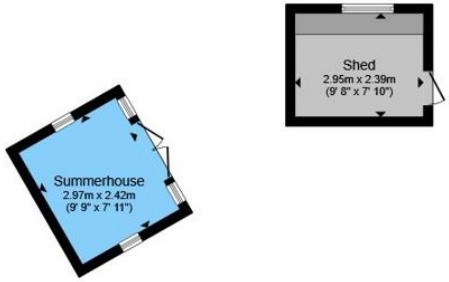


Ground Floor



First Floor

FREEMAN FORMAN



Outbuilding

Total floor area 192.7 sq.m. (2,074 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.







Council Tax Band: **E**

Tenure: **Freehold**

Location:

Situated in a convenient location of Maynards Green only a short walk from the popular primary school, as well as being within only a few hundred yards of the well-known Cuckoo Trial which provides safe cycling and walking for miles. The village of Horam with its local shops, services and amenities is about one mile to the south and the small market town of Heathfield is about one and a half miles to the north which provides a wider range of shops, services and amenities for most day to day needs. Heathfield also has a Community College (comprehensive school). The spa town of Royal Tunbridge Wells is approximately eighteen miles to the north and the coastal town of Eastbourne with its flourishing marina about fourteen miles to the south. The nearest mainline railway stations are at Buxted and Polegate on the Victoria line and Stonegate on the Charing Cross/Cannon Street line, all of which are within a reasonable driving distance.

Viewing by appointment

T: 01435 865055
E: freeman.formanheathfield@countrywide.co.uk
The Mews Station Road, Heathfield, East Sussex, TN21 8LD

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Freeman Forman is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: HED_HED250251_R6PL_8

FREEMAN FORMAN