

BRAY COTTAGE, BATTLE ROAD

PUNNETTS TOWN, HEATHFIELD - £475,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

Bray Cottage, Battle Road, Punnetts Town, Heathfield TN21 9DS

Entrance Hall - Sitting Room With Views - Kitchen/Breakfast Room - Utility Room - Dining Room - Downstairs Bedroom - Shower Room - First Floor Landing - Three Further Bedrooms (Two With Stunning Countryside Views) - Family Bathroom - Own Driveway Providing Parking For A Number Of Vehicles - Single Garage - Good Size Garden To The Rear

An attractive four bedrooms detached chalet-style house situated in the popular village of Punnetts Town and enjoying far reaching countryside views towards the south coast. The accommodation features versatile accommodation with one bedroom and shower room on the ground floor with an additional three bedrooms and family bathroom on the first floor. The ground floor also offers two reception rooms and a kitchen/breakfast room and utility room. A good size garden to the rear mainly laid to lawn and a substantial driveway providing parking for a number vehicles leading to a single detached garage. NO ONWARD CHAIN.

ENTRANCE HALL:
Understairs storage cupboard. Radiator.

SITTING ROOM:
Double glazed French doors overlooking the rear garden and with far reaching views towards the south coast. Wood burning stove. Radiator.

KITCHEN/BREAKFAST ROOM:
Double glazed window overlooking the garden and with far reaching views. Light oak effect fronted wall and base cupboards. Laminate worktop with inset one and a half bowl stainless steel sink. Space for cooker. Inset spotlights. Part tiled walls. Oil-fired boiler. Radiator.

UTILITY ROOM:
Double glazed door leading to the garden. Laminate worktop with space under for washing machine. Wall mounted cupboards. Radiator.

DINING ROOM:
Leaded light double glazed windows in bay. Picture rail. Radiator.







GROUND FLOOR BEDROOM:
Leaded light double glazed windows in bay. Picture rails. Radiator.

DOWNSTAIRS SHOWER ROOM:
WC. Pedestal wash basin. Corner shower with shower curtain. Tiled walls. Extractor fan. Radiator.

Stairs leading to FIRST FLOOR LANDING.

BEDROOM:
Double glazed window enjoying far reaching views to the south coast. Further double glazed window to side plus double glazed roof window. A spacious double bedroom with dressing area. Built-in wardrobe. Radiators.

BEDROOM:
Double glazed windows with far reaching countryside views. Built-in wardrobes. Radiator.

BEDROOM:
Double glazed window plus double glazed roof window. Built-in wardrobes. Radiator.

FAMILY BATHROOM:
Double glazed window. White suite comprising WC, pedestal wash basin, panel enclosed bath with chrome mixer tap and shower attachment. Part tiled walls. Chrome heated towel rail. Airing cupboard housing the hot water cylinder with slatted shelves above. Extractor fan.

OUTSIDE:
The property is approached via its own DRIVEWAY providing parking for a number of vehicles and leading to a detached SINGLE GARAGE with up-and-over door and personal door to the rear. A good size and well-maintained REAR GARDEN with patio and decked areas, lawn, shrub and hedge borders and a timber storage shed.

SITUATION:
The property is most pleasantly situated within this favoured and popular Sussex village of Punnetts Town. The village itself enjoys a well-regarded Primary School with the market town of Heathfield being reached within five minutes drive. In general the market town of Heathfield provides a range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups.







Train stations at both Etchingham and Stonegate are approximately 9 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Hastings and Eastbourne being reached within approximately 30 and 45 minutes drive respectively.

VIEWING:
By appointment with Wood & Pilcher 01435 862211

TENURE:
Freehold

COUNCIL TAX BAND:
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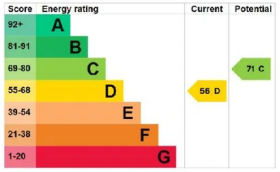
ADDITIONAL INFORMATION:
Broadband Coverage - search Ofcom checker
Mobile Phone Coverage - search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Electricity & Drainage
Heating – Oil-fired

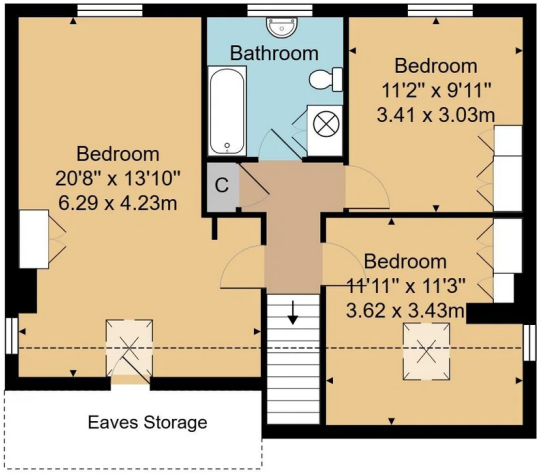
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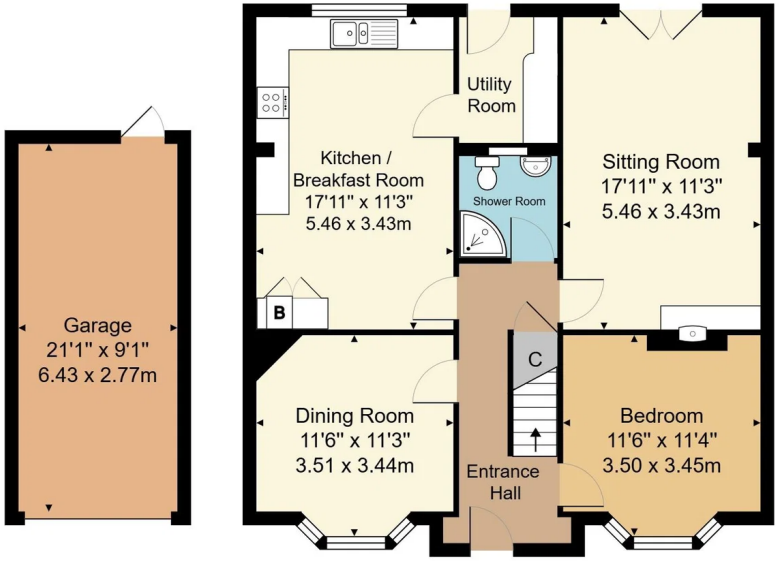
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First Floor



Ground Floor

House Approx. Gross Internal Area 1481 sq. ft / 137.6 sq. m
Garage Approx. Internal Area 192 sq. ft / 17.8 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.