



Woodlands Heathfield Road, Halland

Lewes

Guide Price **£620,000**

**MANSELL
McTAGGART**
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Woodlands Heathfield Road

Halland, Lewes

A deceptively spacious and beautifully positioned four bedroom two bathroom detached country home with a range of substantial outbuildings. Occupying a completely secluded plot of 0.24 of an acre adjoining woodland to the rear.

Woodlands is an impressive country home found off a long drive which serves only one other property. The property was originally built as a bungalow and a two storey extension to rear was constructed and served as a separate dwelling. After significant works and re-configuration, the property now offers spacious and versatile accommodation. The loft in the single storey portion could easily be converted and provide two further bedrooms. The outbuildings are a particular interest, there is a garden room and a substantial chalet which served as a cinema room.

The property is entered via an entrance porch which continues through to a spacious entrance hallway, there are two bedrooms and family bathroom comprising a white suite and enclosed bath. The living area is impressive, largely open plan, made up of a double aspect sitting/dining room with two fireplaces, one with a wood burning stove. The kitchen is fitted with a matching range of units and integrated Smeg appliances. There is a family room and large utility/boot room.

Council Tax band: F

Tenure: Freehold





Woodlands Heathfield Road

Halland, Lewes

The first floor provides two double bedrooms and a shower room with eaves storage. Outside, the front of the property is approached via a brick paved driveway, the grounds surround the property on all sides, to one side is the garden room. The rear garden is predominantly laid to lawn with a seating terrace adjoining the rear of the property, an outdoor kitchen is found to one side and a metal shed beyond. The whole enjoys a pleasant back drop of the woodland to the rear.

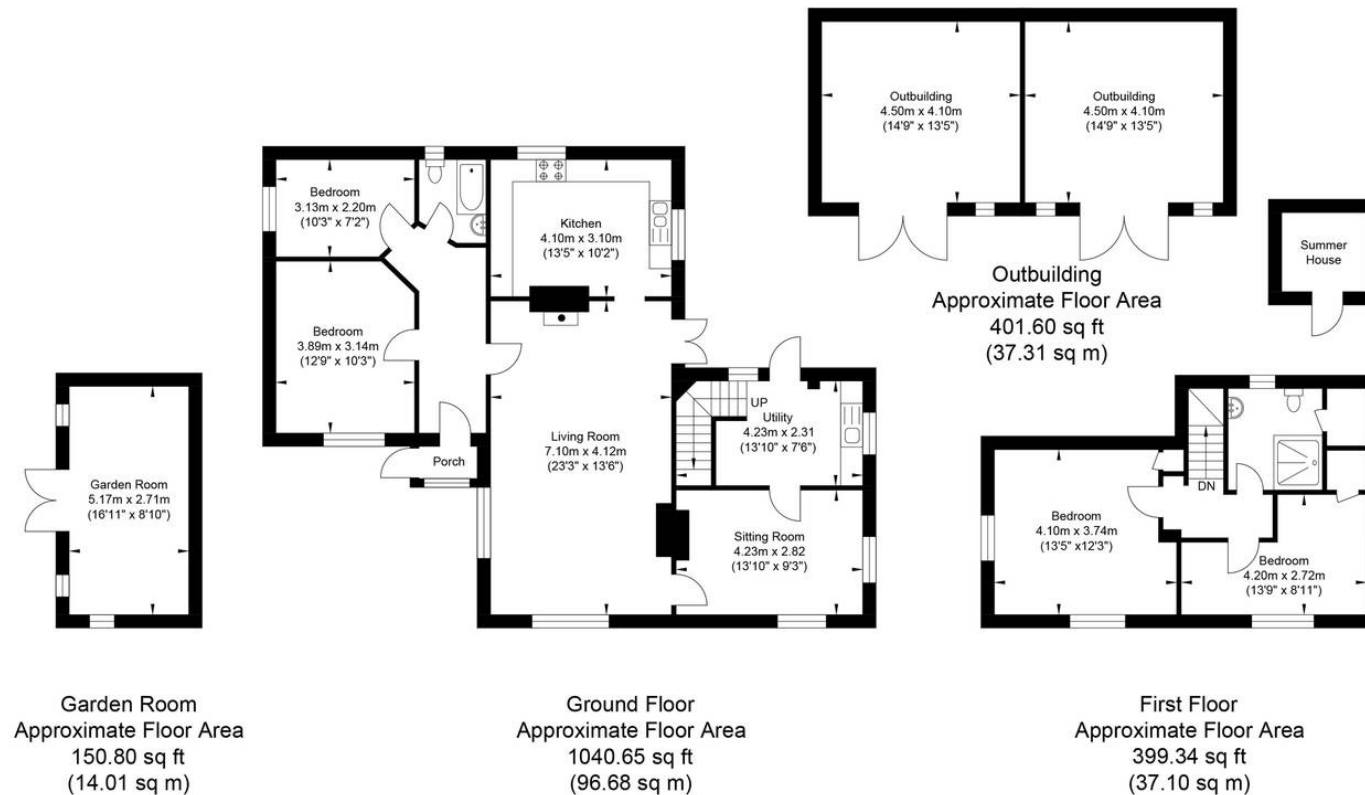
EPC: TBA

Tenure: Freehold

- A deceptively spacious detached country home
- Occupying a completely secluded plot of 0.24 of an acre
- Range of useful outbuilding
- Situated off a long drive
- Tremendous scope to convert the loft to provide further bedrooms
- 23'3 x 13'6 open plan sitting/dining room with two fire places
- Family room | utility/boot room
- Kitchen with double ovens
- Outdoor kitchen



Heathfield Road



Approximate Gross Internal Area (Excluding Outbuilding & Garden Room) = 133.78 q m / 1439.99 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street – TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

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