



Ivy Cottage Battle Road, Punnetts Town, Heathfield, TN21 9PE

A CHARMING AND ATTRACTIVE TWO BEDROOM DETACHED PERIOD BUNGALOW SITUATED IN THE FAVOURED PUNNETTS TOWN AREA OF HEATHFIELD CLOSE TO LOCAL COUNTRYSIDE WALKS, BUS SERVICES CONNECTING TO SURROUNDING LOCATIONS AND THE COMMUNITY/MEDICAL CENTRE. SHOPPING & LEISURE FACILITIES IN HEATHFIELD INCLUDE RESTAURANTS, PUBS AND A SUPERMARKET WITH STONEGATE MAINLINE RAILWAY STATION APPROXIMATELY 8 MILES AWAY CONNECTING TO CHARING CROSS, LONDON.

The bungalow originates from the late 19th Century (circa 1883) and is nicely set back within its plot looking out over the established and enclosed rear gardens. Accommodation includes a living room with feature fireplace and fitted wood burner, a separate dining room with French doors leading out into the gardens, a 15ft galled kitchen with adjoining front porch, a 12'0 x 10'0 main bedroom with fully fitted wardrobes and a second bedroom with adjoining dressing room which could be used as a study for those working from home.

In addition, there is a modern family bathroom/w.c and outside there is a double gated driveway with off road parking for up to three vehicles. A particular feature of the property is the 67ft patio and lawned gardens which include timber store sheds and a summerhouse. Further benefits include double glazing, oil fired central heating and Ivy Cottage is also available Chain Free. Viewing is encouraged by Sole agent Charles & Co. to appreciate this charming period bungalow set within lovely south westerly gardens and in this sought after village location.

Price £395,000

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- Detached Two Bedroom Bungalow
- Favourable Punnetts Town Location
- Originally Dating back to Circa 1883
- Quaint Cottage Charm & Garden
- Living Room with Wood Burner
- Dining Room leading to Rear Gardens
- Fitted Wardrobes to Bedroom One
- Modern Family Bathroom/W.C.
- Gated Driveway for Three Vehicles
- 67ft Patio & Lawned Rear Gardens

Entrance Porch

Kitchen

15'3 x 6'10 (4.65m x 2.08m)

Living Room

15'4 x 9'3 (4.67m x 2.82m)

Dining Room

12'0 x 7'11 (3.66m x 2.41m)

Bedroom One

12'0 x 10'0 max (3.66m x 3.05m max)

Bedroom Two/Occasional Room

16'10 x 6'0 (5.13m x 1.83m)

Dressing Room/Study

8'2 x 6'0 (2.49m x 1.83m)

Inner Hall

7'2 x 3'6 (2.18m x 1.07m)

Bathroom/W.C

8'5 x 6'6 (2.57m x 1.98m)

Outside

Gated Driveway

30'0 x 22'0 max (9.14m x 6.71m max)

Gardens

67'0 x 50'0 max (20.42m x 15.24m max)





Floor Plan

GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (66.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the features contained here, measurements of doors, windows, ceilings and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	