

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



, Heathfield, TN21 9DE

- ▼ 5 Bedroom Detached
- ▼ Gorgeous Sized Garden
- ▼ Driveway For Multiple Cars
- ▼ Desirable Location
- ▼ 3 Bathrooms, Utility
- ▼ Kitchen/Breakfast Room



## EPC RATING

Current:

60 | D

Potential:

72 | C

**£650,000**





## Punnetts Town, TN21 9DE

A spacious and well-presented five-bedroom detached family home, ideally positioned in the desirable village of Punnetts Town, enjoying gorgeous far-reaching views and close proximity to the well-regarded local primary school. Arranged over three floors, this impressive home offers versatile and well-balanced accommodation perfectly suited to modern family living. The ground floor features a generous lounge/dining room with a charming feature log burner, creating a warm and inviting focal point. A spacious kitchen/breakfast room provides an excellent sociable hub of the home, complemented by a separate utility room and cloakroom. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite, together with a contemporary family bathroom. The second floor offers two further bedrooms and a shower room, ideal for growing families, guests, or those working from home. Externally, the property benefits from a driveway providing off-road parking for multiple vehicles. The rear garden is predominantly laid to lawn and enjoys a sociable patio area and decking area, perfect for outdoor dining and entertaining while the level garden is ideal for families. Located in a sought-after semi-rural setting yet within easy reach of local amenities, this substantial and thoughtfully arranged home offers the perfect balance of space, comfort and lifestyle.

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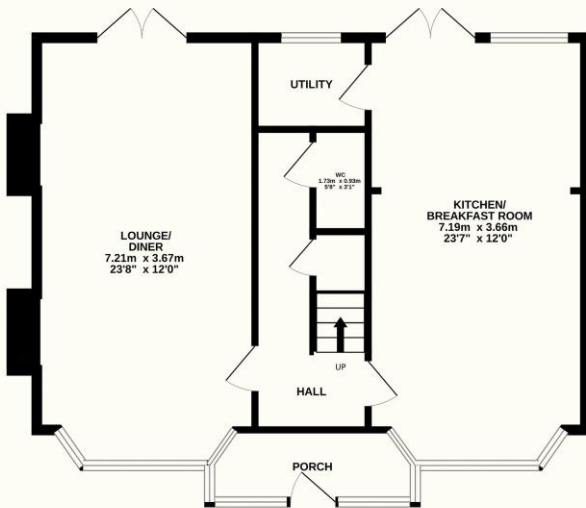
Peter Oliver



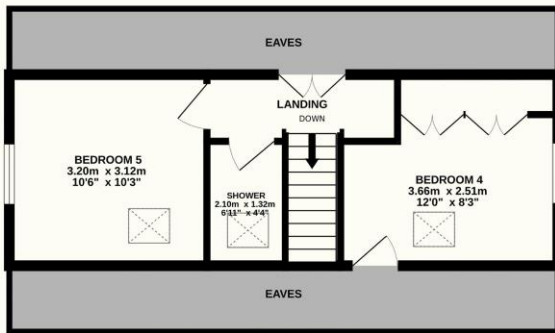




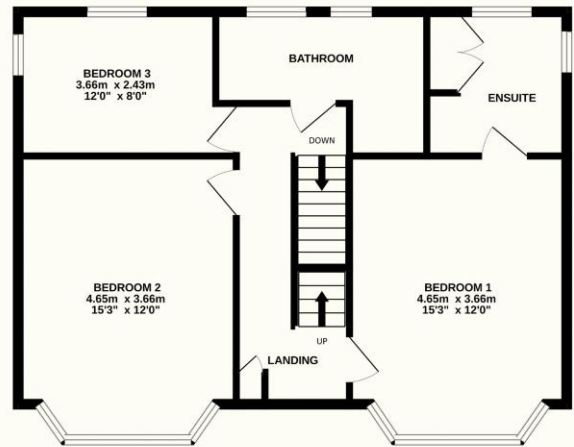
GROUND FLOOR  
69.1 sq.m. (744 sq.ft.) approx.



2ND FLOOR  
29.8 sq.m. (320 sq.ft.) approx.



1ST FLOOR  
64.2 sq.m. (691 sq.ft.) approx.



TOTAL FLOOR AREA : 163.1 sq.m. (1755 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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