



West Street Farmhouse

Maynards Green, Heathfield, East Sussex

A handsome Grade II Listed former farmhouse set in 2.63 acres and outbuildings located in a sought-after village

An attractive detached period family home, sensitively combining modern amenities with retained features including casement glazing, exposed wall and ceiling beams and original fireplaces, the whole combining to provide a characterful family and entertaining environment. It is located in a desirable East Sussex village near to local and town centre amenities.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



2.63 ACRES



FREEHOLD



VILLAGE



2164 SQ FT



**GUIDE PRICE
£1,150,000**



The property

Dating from the 18th century, West Street Farmhouse is a handsome red brick family home offering almost 2,200 sq ft of light-filled flexible accommodation arranged in an L-shape over two floors and sensitively combines modern amenities with a wealth of original features including casement glazing, exposed wall and ceiling beams and original fireplaces. Configured to provide an ideal and characterful family and entertaining space, the accommodation flows from a porch and welcoming entrance hall and briefly comprises a triple aspect drawing room with woodburning stove, a rear aspect study and a large triple aspect parquet-floored sitting room with a feature exposed stone inglenook open fireplace with large bressummer beam over. A door from the sitting room opens to a spacious kitchen/breakfast room with a range of wall and base units, an Aga, integrated appliances, space for a good-sized table and doors to a generous neighbouring fitted utility room and to a side hall with useful cloakroom.

A concealed staircase rises from the sitting room to a generous first floor landing with useful storage, giving access to a principal bedroom with fitted storage, a further double bedroom with walk-in storage and a family bathroom with bath and separate shower. A second concealed staircase rising from the drawing room gives access to the property's two remaining double bedrooms, one also accessible from the main landing, and to a second family bathroom.



Outside

Having plenty of kerb appeal, the property is approached through a five-bar gate over a gravelled rear driveway leading past the house to the front aspect, providing private parking and giving access to a detached double garage with attached wood store. The formal garden to the front and rear of the property is laid mainly to lawn bordered by well-stocked flower and shrub beds and features numerous seating areas, a further wood shed and a paved front aspect terrace, ideal for entertaining and al fresco dining and enjoying far-reaching views over the property's 2.63 acres of stock-fenced and hedged pasture and rolling Sussex countryside beyond. The acreage also incorporates a large 1,277 sq ft brick-built outbuilding comprising an open-sided barn with three loose boxes and a further open-sided store, set adjacent to the main house.

Location

Located in a conservation area, the charming East Sussex village of Maynards Green has a thriving community spirit, an historic inn and a popular primary school. Nearby Horam village offers a good selection of local shopping, while the affluent market town of Heathfield provides a wide range of both independent and larger stores and supermarkets including Waitrose, together with pubs, restaurants, a leisure centre, football field and youth centre. More extensive amenities are available in Hailsham, Uckfield, Crowborough, Lewes, Eastbourne and Royal Tunbridge Wells. Communications links are excellent: buses connect to Heathfield, Eastbourne and Hailsham, Buxted station (8.0 miles) offers speedy connections to London, and the nearby A22 links to the M25 and motorway network.



Distances

- Horam 1.0 miles
- Heathfield 1.5 miles
- Hailsham 6.4 miles
- Uckfield 9.1 miles
- Crowborough 11.0 miles
- A22 (Lewes Road) 11.7 miles
- Lewes 14.7 miles
- Eastbourne 15.4 miles
- Royal Tunbridge Wells 15.4 miles
- London Gatwick Airport 30.2 miles
- Central London 60.9 miles

Nearby Stations

- Buxted (London Bridge 1 hour 14 minutes)

Key Locations

- National Trust - Bateman's
- Sarah Raven Perch Hill Farm
- Furnace Brook Fishery & Fish Farm
- Brick Farm Lakes Trout Fishery
- Herstmonceux Castle
- Bodiam Castle
- Pevensey Levels National Nature Reserve
- Bexhill Beach

Nearby Schools

- Parkside Community Primary School
- Skippers Hill Manor Prep,
- Annan,
- Mayfield and
- Bede's





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,164 sq ft (201 sq m)

Garage internal area 340 sq ft (32 sq m)

Outbuilding internal area 1,277 sq ft (119 sq m)

Total internal area 3,781 sq ft (351 sq m)

For identification purposes only.

Directions

TN21 0DE

what3words: ///move.angel.supposes

General

Local Authority: Wealden District Council

Services: All mains services. Gas fired boiler.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

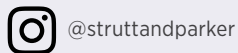
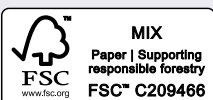
Lewes

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