

Tottingworth Park, Broad Oak, Heathfield



A superb family home, built in 2008, provides well-proportioned and modern accommodation with far reaching views over the peaceful countryside.

Situation

The property is situated in a stunning rural setting, two-thirds of a mile along a leafy private lane. The area is designated as part of the High Weald Area of Outstanding Natural Beauty. Broad Oak Village has a general store, post office and gym. Nearby is the market town of Heathfield with many local amenities and a wide range of shops. Within a short drive are the thriving towns of Tunbridge Wells and Lewes. There are regular train services to London from Stonegate station and an excellent choice of schooling in the area, in both the state and private sectors.

Distances

Broad Oak village 2 miles, Heathfield 3.5 miles, Stonegate station 5 miles (London Bridge 1 hour) (All times and distances are approximate).



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The Property

Oakhurst has been recently renovated and offers with a wealth of character including wooden beams, south facing with an abundance of sunlight, superb views and underfloor heating.

The front door opens into a large and welcoming entrance hall, providing access to all the principal living areas:

The dining room has french doors leading out to the picturesque garden. The open-plan kitchen offers a large island, which accommodates two seats, Fisher & Paykel dishwasher and fridge/freezer, a 5 burner Britannia induction range oven and custom fitted wood cabinets. The garden room is spacious and offers fabulous views. The utility room, with a washing machine, has access to the side of the property.

The large lounge is wonderfully bright, benefitting from windows on the front and side, and french doors leading out to the rear garden. The log-burning stove provides additional ambiance.

A study and cloakroom are also located on the ground floor.

On the first floor, there are four generous-sized bedrooms with a well-appointed modern family bathroom.

The large main bedroom enjoys outstanding country views with a Juliet balcony, fitted wardrobes, and a newly renovated luxurious en-suite with a walk-in shower.





Gardens and Grounds

Oakhurst is approached towards the end of a private lane with a gated entrance leading to a gravel drive and a block-paved courtyard which provides ample parking.

The gardens are a particular feature of the property and include lawned areas, well-stocked flower borders, a vegetable garden, a fruit area and a large greenhouse. Surrounding the gardens are mature trees and shrubs. The property extends to about 0.78 acres.

There is a brick-built detached building which currently houses: a studio/gym, a single garage and a games room.

Directions (TN21 8XJ)

From Mayfield, head south on Newick Lane to the A265. Turn left towards Burwash and through Broad Oak. On passing Swife Lane on your left, Heathfield Priory will immediately appear on your right. Take the lane just beyond the care home, into Tootingworth Park, for just less than a mile. Oakhurst is on the right-hand side.

Property information

Services Mains water and electricity. Private drainage (Klargester). Oil-fired central heating.

Local Authority Wealden District Council, Tel. 01892 653311

Council Tax Band G

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP

Approximate Gross Internal Floor Area


Main House = 211.6 sq m / 2,277 sq ft

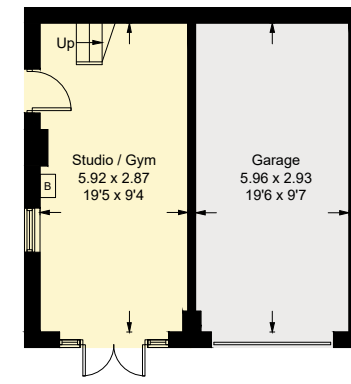
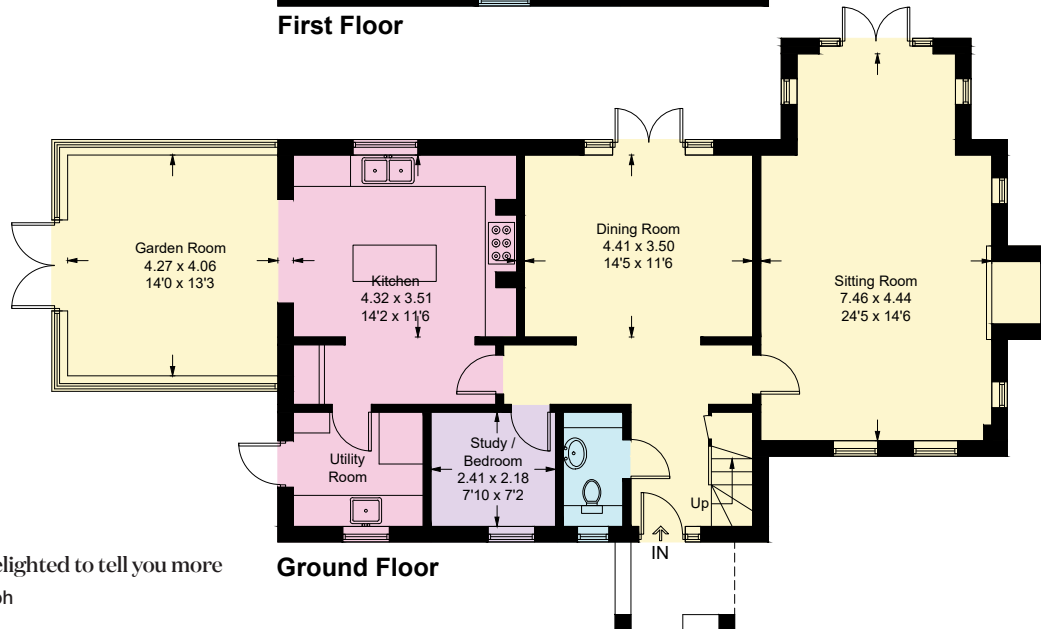
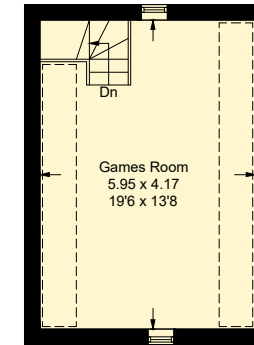
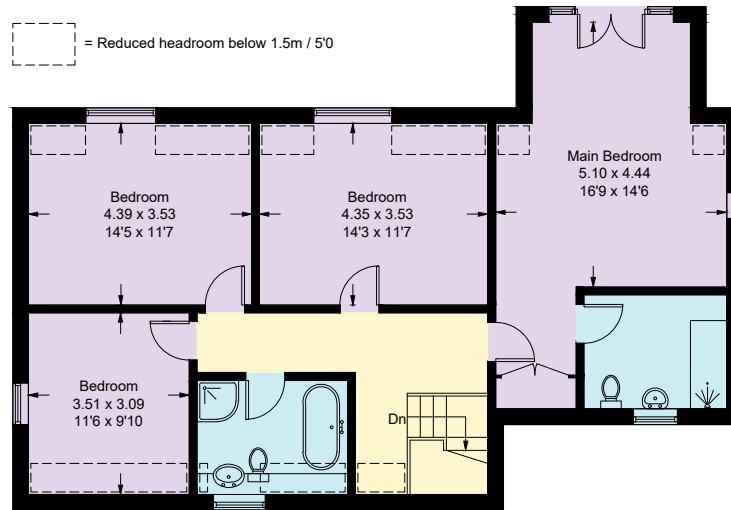
Garage = 61.6 sq m / 663 sq ft

Total Area = 273.2 sq m / 2,940 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.

 = Reduced headroom below 1.5m / 5'0



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [April 2024]. Photographs and videos dated [April 2019 and April 2024].

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