

FURNACE EDGE

LITTLE LONDON ROAD, HEATHFIELD, EAST SUSSEX TN21 0BJ



A HANDSOME AND WELL-PROPORTIONED
5 BEDROOM EDWARDIAN HOUSE ,
SET WITHIN ESTABLISHED GARDENS
WITH ADJOINING WOODLAND IN A
CONVENIENT SEMI-RURAL POSITION

- entrance porch • entrance hall • 2 reception rooms
- kitchen/breakfast room • scullery • utility room
- conservatory • cloakroom • 5 double bedrooms (2 en suite)
- family bath/shower room • cloakroom
- garage extension currently used as a games/leisure room,
with store rooms
- oak framed garage/car port • driveway parking
- summerhouse • greenhouse and cold frame
- established garden • pond with decked seating area
- about 1.89 acres mixed woodland
- about 3.32 acres in total
- EPC = F



DESCRIPTION

An attractive period house offering adaptable family space and enjoying a good level of privacy within delightful gardens, merging into unspoilt woodland.

For commuters, Buxted mainline station is 8.2 miles from the property, enabling a journey to London Bridge from about 1 hour 15 minutes. There is a wide choice of schools in the area and excellent local amenities in Heathfield (3.3 miles) and Uckfield (8.3 miles). Further points of note include:

- formal front entrance porch with decorative terracotta tiled floor, etched glass detail above the door and opening into a spacious hall way;
- two principal reception rooms, both with attractive feature fireplaces and comprising a drawing room with double doors out to the garden and a sitting room with a bay window to the front;
- stylish country-style fitted kitchen and breakfast room with wood flooring, an electric Aga, a large central marble-topped breakfast bar and a bay window to the front;

- double doors from the breakfast room into a spacious conservatory with a terracotta tiled floor, creating lovely family space;
- inner hallway with terracotta flooring and a practical domestic area comprising a scullery and utility room, with a passage with an old brick floor leading out to the garden and currently used as a wine store;
- master suite on the first floor and three further characterful double bedrooms, a bath/shower room and a separate cloakroom;
- second floor en suite double bedroom with a lovely outlook over the garden;
- substantial ground floor garage extension on the south side, linked via an interconnecting door from the inner hallway and offering adaptable space currently being upgraded to meet buildings regulations.

Outside

The established gardens are a major feature of the property, extending to about 1.43 acres and wrapping around the house to all sides, providing a good level of privacy and lovely areas for entertaining. Year-round colour is assured, with well-stocked herbaceous borders and many specimen trees. Areas of interest include a small pond, an orchard, a period summerhouse and a productive kitchen garden, complete with a fruit cage and a greenhouse.

The woodland

The formal area of garden merges into an unspoilt block of mature mixed woodland which extends to about 1.89 acres, providing a lovely natural environment for children and animals.

The property is approached to the front through tall automatic gates from the road into a large gravelled drive way with ample space for parking and turning and an oak-framed garage/car port to the side.



SITUATION

Furnace Edge is located in a convenient position being under a mile from Horam village with amenities including a butchers, a pharmacy and a post office. Heathfield (3.3 miles) has several supermarkets and individual shops, whilst Tunbridge Wells (16.7 miles) and Eastbourne (15.6 miles) offer more comprehensive facilities.

Private and state schools: Primary school in Maynards Green, Heathfield and Wadhurst Community Colleges, Brickelhurst Manor (Stonegate) and Skippers Hill (Five Ashes) preparatory schools and Bedes (Upper Dicker), Mayfield School and Eastbourne College at senior level.

Directions: From Tunbridge Wells, take the A267 south and keep on this road for about 13.7 miles to Cross in Hand, then turn right remaining on the A267 Little London Road towards Horam. After a further 2.4 miles, pass Hanging Birch Lane on the right-hand side and the gates for Furnace Edge will be found immediately after on the right, designated by a flag pole.

Services: Oil-fired central heating, mains electricity, water and drainage.

Outgoings: Wealden District Council: 01892 653311. Tax band G.

Agent's Note: The photographs were taken in June 2017.

Viewing

Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





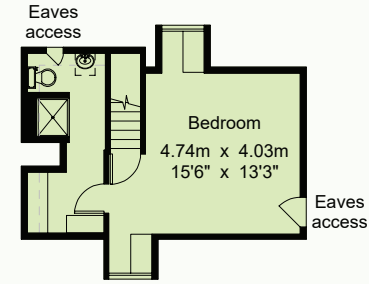
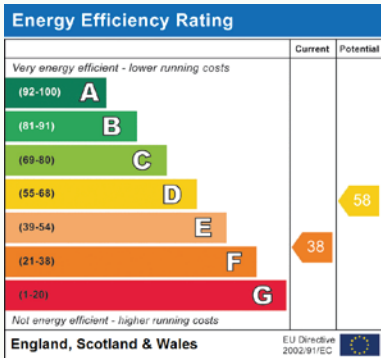
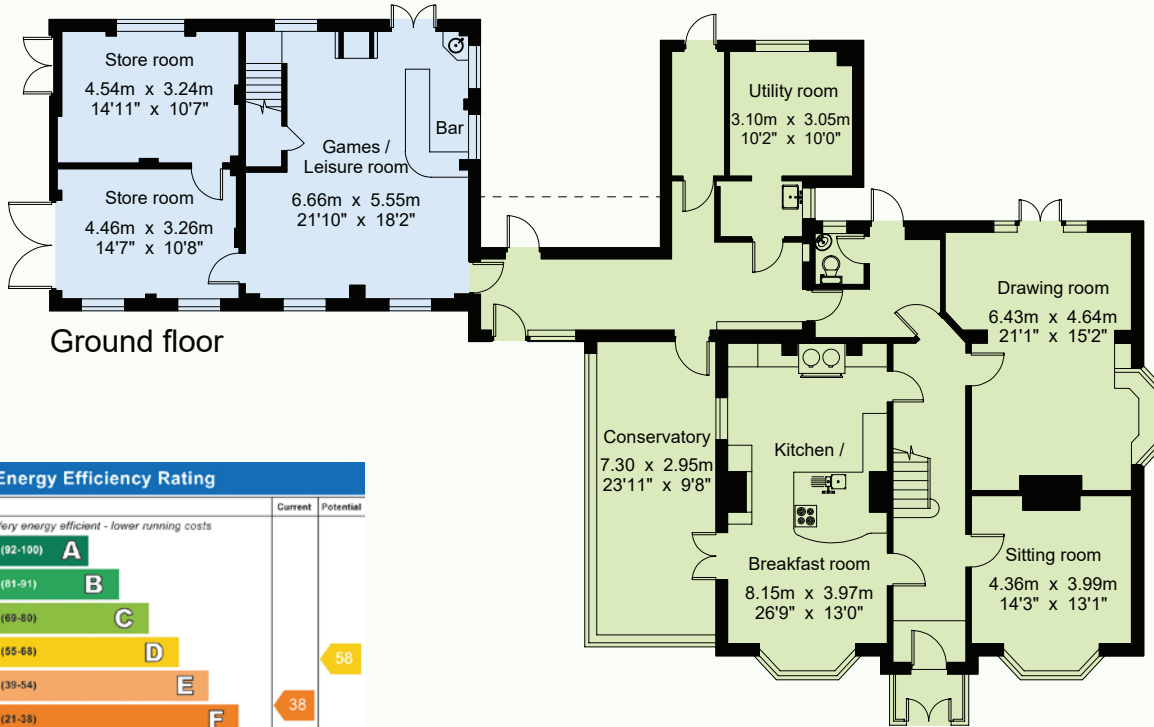
Furnace Edge, Horam

Gross internal area (approx.)

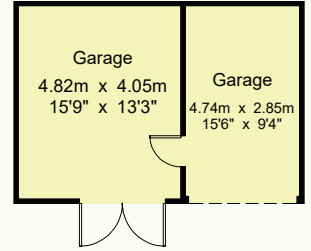
- House - 295.6 sq m (3181 sq ft)
- Currently being upgraded to meet buildings regulations - 68.0 sq m (731 sq ft)
- Garage / Car Port - 33.5 sq m (360sq ft)
- Summer House - 8.37 sq m (90sq ft)

For identification only - Not to scale

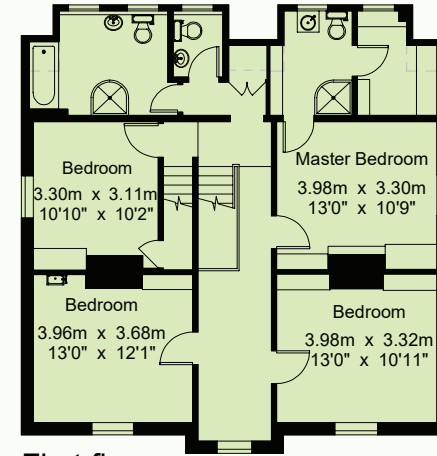
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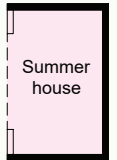
Second floor



----- Restricted height



First floor



Important Notice

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Photographs taken June 2017

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