



Plot 1 Haymakers,
Street End Lane,
Broad Oak, Heathfield,
East Sussex,
TN21 8TS



Street End Lane

A beautifully designed brand new detached three bedroom cottage by Mid Sussex Homes Limited located in the High Weald Area of Outstanding Natural Beauty that has been finished to an exacting standard with impressive fixtures and fittings, landscaped gardens, off road parking, electric car charging point and the benefit of a 10 year Build Zone warranty.

Features

BRAND NEW COTTAGE

FAMILY BATHROOM AND EN-SUITE

VIEWS TOWARDS MAYFIELD

10 YEAR WARRANTY

MID SUSSEX HOMES

LUXURIOUS KITCHEN

BLOCK PAVED PARKING

ELECTRIC CAR CHARGING POINT

PRIVATE DEVELOPMENT

KARNDEAN FLOORING



Description

Viewing is essential to appreciate this individual and beautifully designed three bedroom cottage by Mid Sussex Homes Limited that is set on the fringe of the village with lovely rural views across the High Weald towards Mayfield and within a small development of just four brand new homes. Carefully designed using selected materials, the property presents attractive antique brick with birds beak joints below a tiled roof with multi-pane glazed windows. The accommodation is arranged around a large reception hall and at the heart of the property is a stunning fully fitted kitchen/breakfast room with a comprehensive range of Neff appliances and a wood burning stove. The kitchen/living space enjoys a triple aspect with double doors opening out onto the patio and garden. There is a separate reception room as well as a utility room with underfloor heating throughout. To the first floor are three bedrooms, the main having built in wardrobes and an en-suite, with a separate family bathroom. Benefitting from the latest refinements, the property enjoys high levels of insulation, double glazed windows and an efficient air source heating system. Approached over a private road, a gated entrance leads to a large area of block paved parking in front of the property that is post and rail fence enclosed and newly seeded. There is a large railing enclosed patio to the rear, newly seeded lawn and an outside water tap, car charging point, power and light.

NOTE; The four properties will all own the portion of private road and garden in front of each plot but each property will have a right of way.

Directions

From Heathfield head east towards Broad Oak turning left into Street End Lane where the properties will be seen on the left hand side. What3Words:///archduke.started.period



THE ACCOMMODATION COMPRISES

A covered porch with outside light and panelled door to

RECEPTION HALL

17' 2" x 8' 0" (5.23m x 2.44m) with recessed lighting and stairs rising to first floor landing.

KITCHEN/BREAKFAST ROOM

32' 9" x 14' 7" (9.98m x 4.45m) an impressive quadruple aspect room with double doors to the patio and garden. Fully fitted with a comprehensive range of base and wall mounted kitchen cabinets with integrated dishwasher, fridge, freezer, fitted oven and microwave. There is a large area of quartz working surface with under unit tiling incorporating a 4 ring induction hob with extractor over and a 1 1/2 bowl stainless steel sink with mixer tap and drainer. Brick fireplace with inset wood burning stove and double doors to railing enclosed patio.

UTILITY ROOM

10' 1" x 7' 0" (3.07m x 2.13m) max with windows to front, further range of base mounted kitchen cabinets with space and plumbing for washing machine, working surface with stainless steel sink. A cupboard houses the water tank and a door leads to

CLOAKROOM

6' 10" x 3' 0" (2.08m x 0.91m) with obscured window to side and fitted with a concealed cistern wc, vanity sink unit and heated towel rail.

LIVING ROOM

13' 8" x 12' 9" (4.17m x 3.89m) a dual aspect room with door to patio and garden, large storage cupboard.

FIRST FLOOR LANDING

with loft access, double cupboard.

MASTER BEDROOM

14' 7" x 13' 2" (4.45m x 4.01m) with window taking in views to the rear, mirror fronted sliding door wardrobes with hanging and shelving.





EN-SUITE

7' 0" x 4' 9" (2.13m x 1.45m) with tiled floor and fitted with a corner glazed shower with fixed and hand held shower, heated towel rail, concealed cistern wc and vanity sink unit.

BEDROOM

14' 7" x 12' 0" (4.45m x 3.66m) with window to front.

BEDROOM

12' 5" x 12' 4" (3.78m x 3.76m) plus dormer windows to front and rear.

BATHROOM

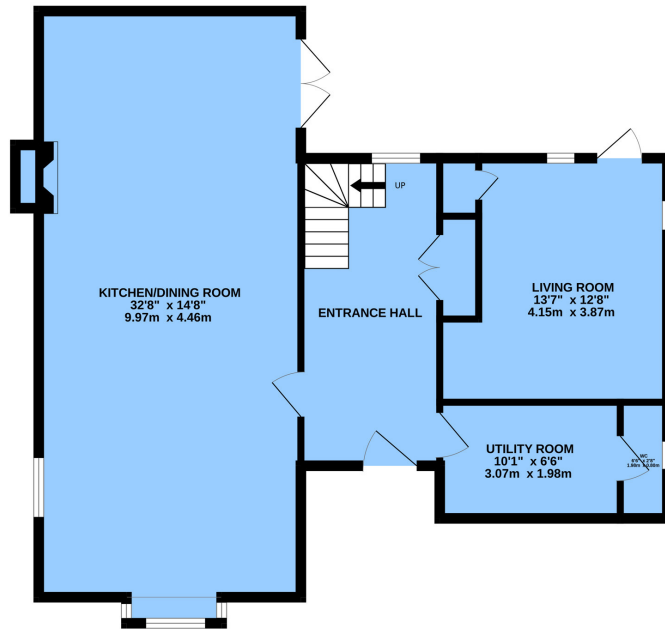
9' 7" x 8' 6" (2.92m x 2.59m) with obscured window to rear and fitted with a white panelled bath with mixer tap and shower attachment, concealed cistern wc, vanity sink unit, corner shower and heated towel rail.

OUTSIDE

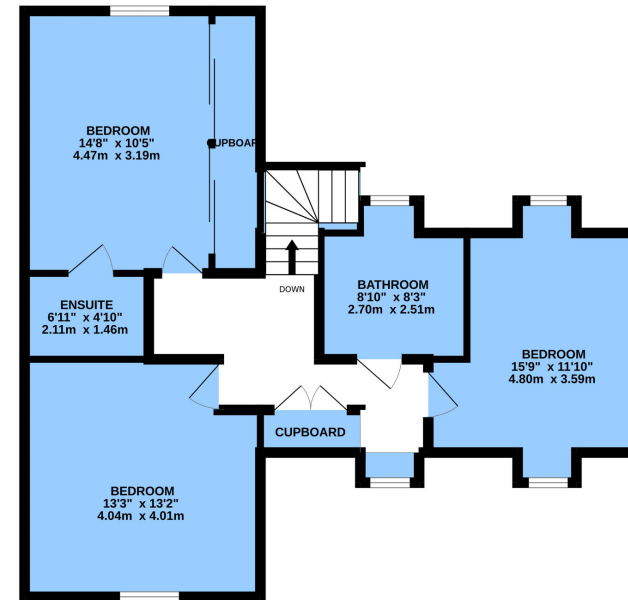
The property is located at the end of a private road with a gated entrance leading to a large area of block paved parking with electric car charging point. To the rear is a railing enclosed patio that looks out over the garden and takes in the fabulous views over the adjoining fields towards Mayfield. The rear garden is post and rail fence enclosed and newly seeded, with external power and lighting.



GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.6 sq.m.) 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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