



THE BIRCHES

BROAD OAK



4 bedroom Detached | £695,000

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

Foresters

Description

TWO DETACHED AND TWO SEMI DETACHED NEWLY BUILT PROPERTIES WHICH WILL BE FINISHED TO A HIGH STANDARD USING QUALITY MATERIALS AND FITTINGS. - 10 YEAR STRUCTURAL WARRANTY WITH BUILD ZONE. Built taking into consideration the semi rural setting and surrounding countryside using Imperial Brick company reclaimed, tumbled bricks, and handmade clay roof tiles for the construction. A convenient location only 1 mile from nearest amenities and schools and 15 minutes drive from 3 main line stations.

The two detached houses will be built with individual features and UPVC Georgian style double glazed windows. The two semi-detached properties will be clad with Scandinavian weather treated ship lap boards to the upper elevations and have UPVC Flush Sash style double glazed windows. All will benefit from HANDMADE kitchens from Rencraft in Sevenoaks, which will then be painted in situ. (Flexibility on colour choice). Large, Jerusalem Limestone floor tiles will be used in the kitchen and utility rooms. Electric appliances. Pressurised hot and cold water and Aqualisa showers (where fitted) and fully tiled bathrooms. Open fireplaces suitable for woodburners or open fires (purchasers to fit).

Each property has a garden of good size and private driveway providing ample parking. The site is a field surrounded by mature trees and has views over towards the village of Mayfield.

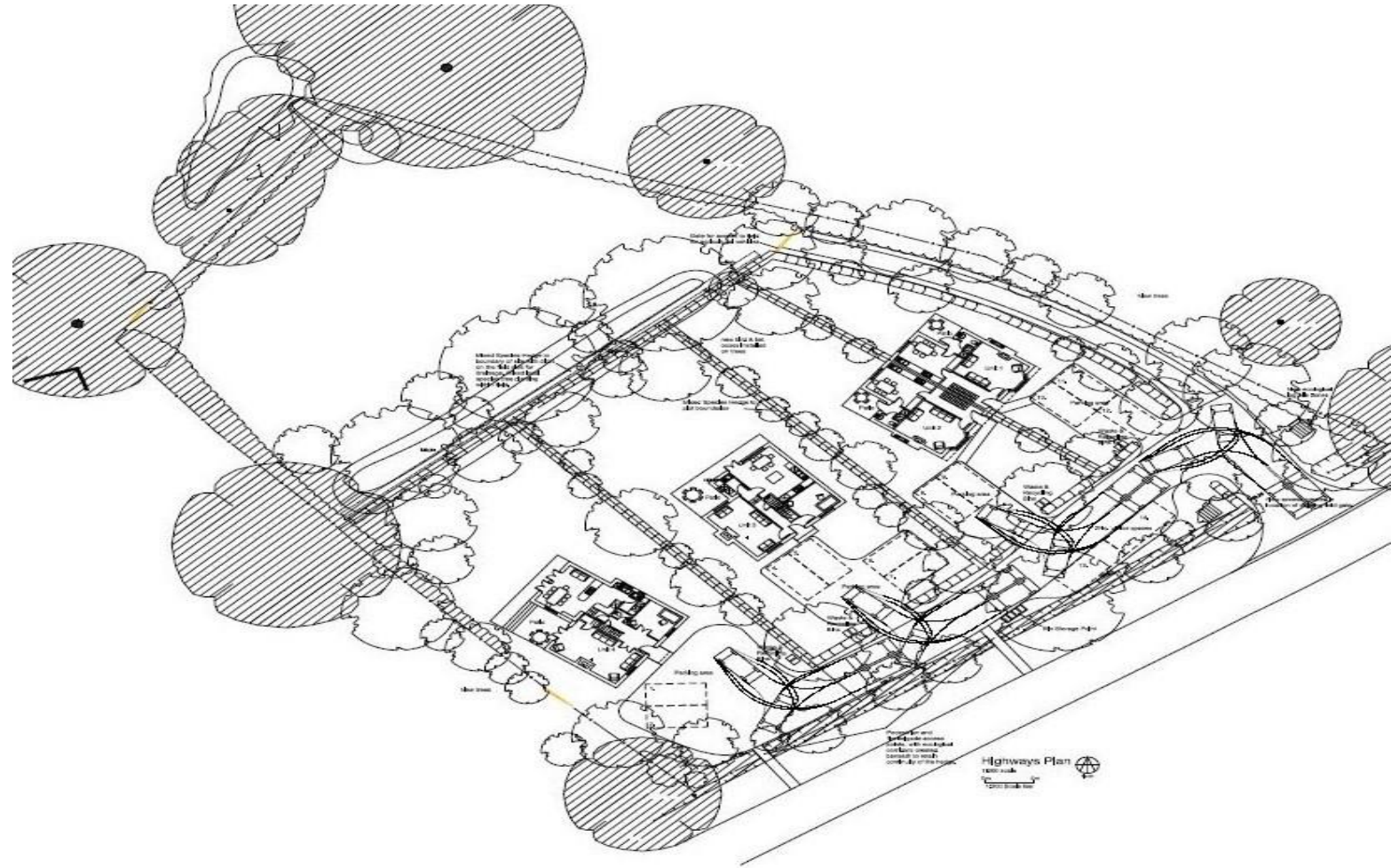
Located at the end of a country lane on the outskirts of Broad Oak and heading towards Mayfield. Surrounded only by countryside with a



- A small secluded new development
- Two Detached Houses
- Two Semi Detached Houses
- Set in rural location with views
- BUILD-ZONE 10 Year Structural Warranty
- Due to be completed Autumn 2021
- Good size Gardens
- Main Line Station 5.7 Miles
- Heathfield 1.7 miles
- 150.23 metres square (1617.06 sq ft)

property in the valley and views over the surrounding trees towards Mayfield.

Broadoak has a general store and post office which is accessed via a twitten further up the lane, cutting off the corner to walk to the shop which is very convenient. However, the market town of Heathfield is only a mile from the development and offers a good range of local shops, amenities, primary and secondary schools. There are also private schools in the area for all ages. There is a gym in the village and at Isenhurst Country Club at Cross in Hand (approximately 3 miles distant). Local pubs are at Old Heathfield and Mayfield which is an Historic Village of particular interest. The larger towns of Tunbridge Wells and Eastbourne are both about 30 minutes drive and offer a more comprehensive range of amenities.





Please note that these details have been prepared as a general guide and do not form part of a contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon. Any verbal statements or information given about this property, again, should not be relied on and should not form part of a contract or agreement to purchase.

PRS Property
Redress
Scheme

safeagent

Foresters

17 High Street, Heathfield, East Sussex, TN21 8LU

☎ 01435 865477

✉ info@foresters.agency

🌐 www.foresters.agency