



**Auction Guide Price of £350,000** Freehold

**T: 01293 531721**

**Bluebell Meadow, Maynards Green, Heathfield TN21 0BU**

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**Moore & Partners**



**Bluebell Meadow is a stunning small development of four 2/3 bed country style cottage houses which benefit from sustainable low carbon footprint from innovative energy efficient design to target energy consumption reduction. Each property comes with a 10-year ICW build warranty for peace of mind.**

Welcome To 'Bluebell Meadow' Maynards Green, Heathfield. Being sold via Secure Sale online bidding.

Terms & Conditions apply. Starting Bid £350,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Bluebell Meadow is a stunning small development of four 2/3 bed country style cottage houses which benefit from sustainable low carbon footprint from innovative energy efficient design to target energy consumption reduction. Each property comes with a 10-year ICW build warranty for peace of mind and quality assurance.

The village of Maynards Green is within a sought-after rural location being within walking distance of Horam where everyday amenities are available such as local stores, doctor, dentist and veterinary surgeries. The larger market town of Heathfield is just over two miles away and slightly further afield is the picturesque and historic town of Lewes. Royal Tunbridge Wells is an excellent and popular location for retail therapy and the scenic coastline of Brighton and Eastbourne are a perfect destination during the summer months. Multiple private and community schools nearby are of excellent reputation, making this the perfect location for families. For commuters, the mainline railway station at Polegate provide frequent and direct services to the city of London. Enjoy all there is to offer within an area of outstanding natural beauty and local countryside living.

Development highlights include double aspect gardens and large open-plan kitchen/dining area designed for modern living. Upstairs there are two bedrooms, study family bathroom and en-suite to main bedroom. Bluebell Meadow is surrounded by beautiful Sussex countryside and directly backs onto the popular Cuckoo trail that takes you through woodland, open grasslands and pasture. A perfect family environment for family living and wellbeing.



# Room Details

## Ground Floor

Entrance Hall

Downstairs Cloakroom

Living Room 15'10" x 12'4" (4.83m x 3.76m)

Open Kitchen Area 10'2" x 9'6" (3.10m x 2.90m)

Open Dining Area 10'2" x 9'9" (3.10m x 2.97m)

## First Floor

Landing

Master Bedroom 13'4" x 12'4" (4.06m x 3.76m)

En-Suite Shower

Bedroom Two 10'3" x 8'8" (3.12m x 2.64m)

Bedroom Three/Study 10'3" x 6'11" (3.12m x 2.11m)

Family Bathroom

## Outside

Front Garden

Rear Garden

Allocated Parking



These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

