

**WARREN LANE, CROSS IN HAND,
HEATHFIELD
GUIDE PRICE £750,000**



WOOD & PILCHER

Warren Chase, Warren Lane, Cross In Hand, Heathfield, East Sussex, TN21 0TB

Situated in one of the areas most sought after roads a spacious detached bungalow sitting in glorious secluded park like grounds of 1.5 acres (tbv) set back from the lane with a sweeping driveway and offering versatile four bedroom/two bathroom accommodation, double garage, off road parking and the benefit of being a shareholder in the adjoining privately owned 'Possingworth Park' giving direct access from the rear garden onto over 70 acres of land providing beautiful walks and scenery on your doorstep. Viewing is essential to appreciate this delightful home. NO ONWARD CHAIN.



27 High Street, Heathfield, East Sussex, TN21 8JR
Tel: 01435 862211- Fax: 01435 864303
Email: heathfield@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,
SOUTHBOROUGH, TONBRIDGE & ASSOCIATED LONDON OFFICE

SITUATION: The property is situated nearby to the popular Sussex village of Cross in Hand that provides a well regarded local bakery, village pub, service station with general shop, health and fitness country club, tennis, rugby and bowls club. The thriving market town of Heathfield is only approximately five minutes drive to the East with its wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 and 8 miles distance respectively, both providing a service of trains to London in just over the hour. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distance with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

Sliding uPVC double glazed patio door into **ENTRANCE PORCH:** Timber glazed door with sidescreen into:-

ENTRANCE HALL: Access to loft space. Double doors to airing cupboard with linen storage over containing hot water cylinder. Wall mounted central heating thermostat. Radiators. Range of doors to:-



CLOAKROOM: Obscure uPVC double glazed window to front. Fitted with a white suite comprising of low level WC, wash basin with vanity cupboard below and mosaic effect tiling over. Heated towel rail.

KITCHEN: uPVC double glazed window to front enjoying an outlook over the front garden to shrubs and trees. One and a half bowl sink and drainer with mixer tap over inset into range of marble effect timber edged worktops with matching cupboard and drawer units below including open end display shelving, fitted four ring gas hob with canopy style extractor hood over and recessed display niche. Further wall mounted cupboards incorporating 'Neff' oven and grill and wall mounted leaded light glazed display cabinets. Recessed ceiling downlighters. Localised tiling. Ceramic tiled flooring. Archway into:-

UTILITY ROOM: uPVC double glazed window to front. Matching cupboards and drawers to kitchen. Recessed ceiling downlighters. Wall mounted central heating control panel. Space for appliances. Localised tiling. Radiator. Ceramic tiled flooring. Glazed door into:-

DINING ROOM: Large uPVC double glazed window to front enjoying aspect over garden and obscure double glazed high window to side. Radiator.

REAR LOBBY: uPVC double glazed window to garden and stable door giving access to covered side area and garage beyond. Ceramic tiled flooring. Wall mounted wash basin with localised tiling. Radiator.

From the utility room there is a door return to **SUN ROOM:** Range of uPVC double glazed panelled windows and 2 sliding patio doors giving an aspect and access over the delightful gardens. Radiator. glazed double doors into:-

SITTING ROOM: uPVC double glazed windows overlooking the garden. Fireplace with tiled hearth and timber mantle. Radiators.

MASTER BEDROOM: uPVC double glazed window to front overlooking shrubs and trees. Fitted wardrobe cupboards. Further cupboard with radiator. Radiator. Doors to:-

DRESSING ROOM: uPVC double glazed window to side. Radiator.

EN-SUITE BATHROOM: Obscure double glazed window to side. Fully tiled to walls. Coloured suite with low level WC, wash basin inset into vanity unit, panelled bath with mixer tap and separate shower unit over. Shavers light/point. Radiator.

BEDROOM 2: uPVC double glazed window to rear with delightful outlook over the gardens. Range of fitted wardrobe cupboards. Radiator.

BEDROOM 3: uPVC double glazed window to rear with delightful outlook over the gardens. Shelved storage cupboard. Radiator.

BEDROOM 4: uPVC double glazed window to rear with delightful outlook over the gardens. Shelved storage cupboard. Radiator.

SHOWER ROOM: A spacious room with white suite with ceramic tiling to floors and wall with WC, wash basin inset into large vanity unit with display surfaces and vanity mirror with pelmet lighting and shavers point over. Large walk-in shower cubicle being fully tiled around. Heated towel rail. Ceiling extractor fan. Radiator. Obscure uPVC double glazed window to front.

EXTERNALLY: The gardens and grounds are a particular feature of the property extending to approximately 1.5 acres (tbv) and enjoying a south westerly aspect. The property is approached via a timber five bar gate with a sweeping **DRIVEWAY** with a range of mature flowers, shrubs and rhododendrons to either side giving screening from the lane and providing a delightful, peaceful setting with 3 lampposts giving lighting. There is a large area of **OFF ROAD PARKING** for a number of vehicles with outside lights and access to a **DOUBLE GARAGE** with electronically operated up and over door and personal door to the side. Outside tap. Gated access between the house and the garage and gated side access leads to the **REAR** gardens which are park like with sweeping areas of lawn and an abundance of flower and shrub beds and specimen trees, large paved patio terrace with outside lights and an ornamental stone edged, stocked fishpond. **GREENHOUSE** and 2 garden **SHEDS**. A pathway runs through the wooded area to the rear with further mature flowers, shrubs and bluebells. For those looking for peace and tranquility and a feeling of privacy yet being only a short distance from the market town of Heathfield then this property must be viewed! There is direct access to Possingworth Park at the rear which the property enjoys a share in providing access to over 70 acres of beautiful land and scenery.

TENURE: Freehold

VIEWING ARRANGEMENTS: By appointment with owners agent, Wood & Pilcher, 27 High Street, Heathfield, East Sussex, TN21 8JR on 01435 862211 or email us at heathfield@woodandpilcher.co.uk.

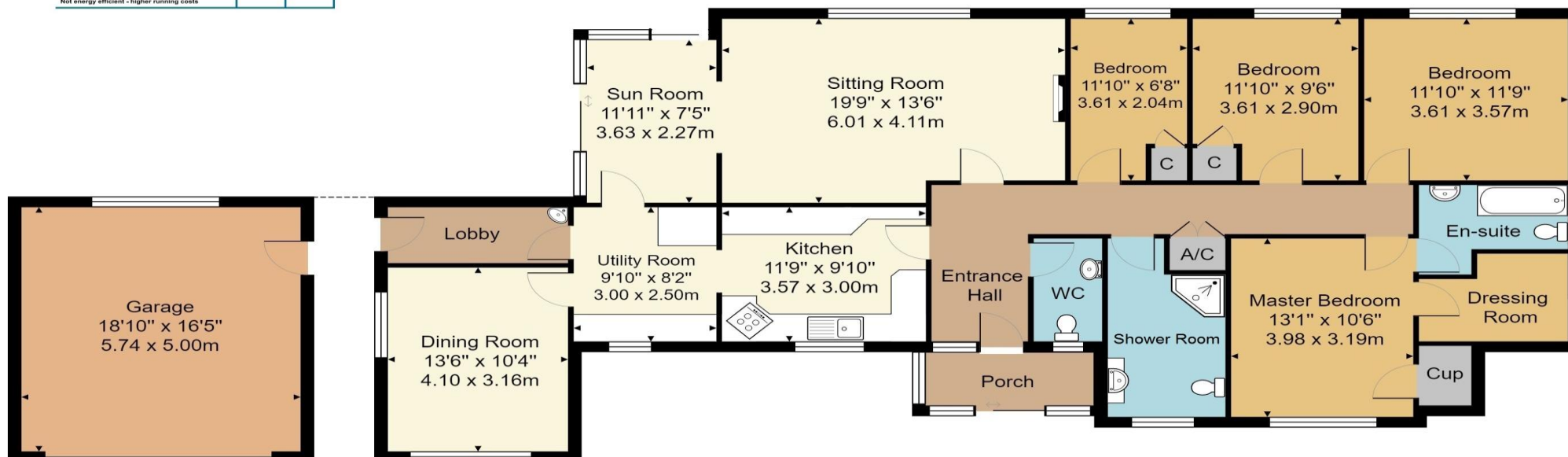
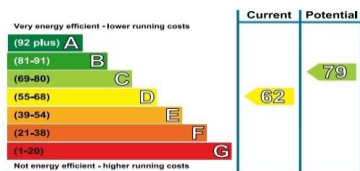
DIRECTIONS: From our offices in Heathfield High Street proceed west along the A265 then the A267 into the village of Cross In Hand, turning left at the Esso Isenhurst Service Station onto the Lewes Road/High Street. Continue through Cross In Hand High Street and over the brow of the hill taking the next turning on the left hand side into Warren Lane. The property will be found after a short distance on the right hand side easily identifiable by our For Sale Board.

ENERGY EFFICIENCY RATING: D

AGENTS NOTE 1: The shares will be transferred to the owner of the property upon successful completion and there will be a legal fee for this.

AGENTS NOTE 2: Please note that not everything in the photography may be included in the sale.





Warren Chase, Warren Lane, Cross In Hand, Heathfield, East Sussex, TN21 0TB

House Approx. Internal Floor Area 1659 sq. ft / 154.13 sq. m

Garage Approx. Internal Floor Area 309 sq. ft / 28.70 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

IMPORTANT NOTICE - Wood & Pilcher, their clients and any joint agents give Notice that they have no authority to make or give any representations or warranties in relation to the Property. Any statements on which a Purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or dimensions are approximate and must be independently verified. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the Property has necessary Planning, Building Regulation or other Consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated Title, or the existence of any Covenants or other legal matters which may affect the property.