



WARREN LANE, CROSS IN HAND
£775,000



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

Situated in one of the areas most sought after roads, a spacious detached bungalow enjoying close to an acre of attractive and secluded grounds, set back from the lane with off-road parking and garage. The property offers versatile 4 bedroom accommodation, presently used as 3, with a self contained 1 bed annexe (which could be part of the main accommodation if not required) comprising of a sitting room, kitchen and en-suite shower room to the bedroom. The main accommodation includes a large 'L' shaped living/dining room, beautifully appointed kitchen/breakfast room with central island and integrated appliances and utility room, conservatory/boot room, 2 further double bedrooms and a large bathroom with separate walk-in shower. The delightful private gardens include a covered loggia to the rear of the property as well as various features with ornamental fish pond, home office, garden sheds and greenhouses, sweeping areas of lawn and established flower and shrub beds. Viewing essential.



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

SITUATION: The property is situated in this sought after lane 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.

RECEPTION HALLWAY: Accessed via a recessed ENTRANCE PORCH with outside light and multi panelled front door into the hallway. A large area with room for a desk and further furniture. Remote controlled central heating thermostat. Radiator. Doors to:

CLOAKROOM: Recently fitted with a contemporary 'Utopia' suite of low level WC with concealed cistern, wash basin inset into vanity unit with 'Hansgrove' mixer tap over, wall mounted vanity mirror with motion sensor back light. Mirror fronted sliding doors to fitted storage cupboards. Ceramic tiled flooring. Radiator. Obscured double glazed window.



'L' SHAPED LIVING/DINING ROOM: Large bright room overlooking the rear garden with double glazed windows. uPVC French doors to the garden and a covered Loggia seating terrace. Double radiators. The Sitting Area enjoys an attractive natural stone built fireplace with fitted contemporary 'Stovax' log burning stove. Door to:

KITCHEN/BREAKFAST ROOM: A stunning room perfect for cooking with a range of beautifully appointed white 'Corian' work tops and sage 'soft touch' 'Prentice' units fitted to a high standard with central island unit and integrated 'Neff' appliances to include a tower style unit with stainless steel brush fronted double oven/microwave with warming drawer below, 5 ring induction hob with filter hood over, large full height fridge and separate freezer and dishwasher. Inset twin bowl sink with hot/cold mixer tap and filtered water tap over. Worktop lighting. Fitted media storage unit with TV/Satellite points and shelving. Contemporary vertical radiator. Recessed ceiling downlighters and beech effect flooring. Dual aspect with double glazed windows overlooking garden. Doors to:

CONSERVATORY/BOOT ROOM: Double glazed panels throughout with vaulted ceiling and double doors to the garden. Base storage units matching kitchen.

UTILITY ROOM: Obscure double glazed window to front. Range of white fronted modern storage units with inset stainless steel sink and drainer to worktops with space and plumbing below for washing machine and tumble dryer and tiled splashback. Integral door to garage.

BEDROOM 1: Window overlooking rear garden. Radiator.

BEDROOM 2: Window overlooking rear garden. Radiator.

BATHROOM: A spacious room with fully tiled heated flooring and part tiling to walls. WC, large walk in wet room style shower cubicle with extractor fan over and over size shower head and additional hand held attachment with remote control start/stop feature and enamel bath with mixer tap and hand held shower attachment. Vanity 'anti-mist' mirror with light. Heated towel rail. Radiator. Obscure double glazed window to front.

ANNEXE LIVING ROOM: uPVC double glazed sliding patio door to rear garden. Electric fireplace with decorative surround. Radiators. Door to:

ANNEXE KITCHEN: Well fitted with sink, drainer, range of fitted solid oaks units, cupboards and worktops, oven and 4 ring hob and own glazed front door. Space for appliance. Localised tiling. (Former bathroom - plumbing available if wished to return to en-suite).

ANNEXE BEDROOM: Double glazed window overlooking front garden. Extensive range of fitted wardrobes. Radiator. Door to **EN-SUITE SHOWER ROOM:** Well fitted with tiled under floor heating, WC, wash hand basin and large walk-in shower cubicle, heated towel rail and part tiled walls and double glazed window to front.

EXTERNALLY: The property sits in delightful gardens and grounds extending to almost an acre (tbv) with a gated **FRONTAGE** being set back from the lane and providing a **DRIVEWAY** for many vehicles and access to a large **GARAGE** with up/over door and containing power and light and ceiling hatch to storage. There is a landscaped courtyard style seating area to the front (potentially for the annexe) areas of lawn and gated access to the **REAR GARDEN:** A particular feature of the property with various seating areas including decking and patio terraces with ornamental well-stocked fish pond and running water feature, sweeping area of lawn and flower and shrub and vegetable beds. There are a number of garden sheds, green houses (one with light, heating and power connected), compost beds and a timber office (also with power and light connected). The gardens are private and secluded enjoying a sunny aspect and mature trees to the stock fenced and hedged boundaries. There is also a very useful covered loggia area with tiled flooring to the immediate rear of the property.

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.

ENERGY EFFICIENCY RATING: D

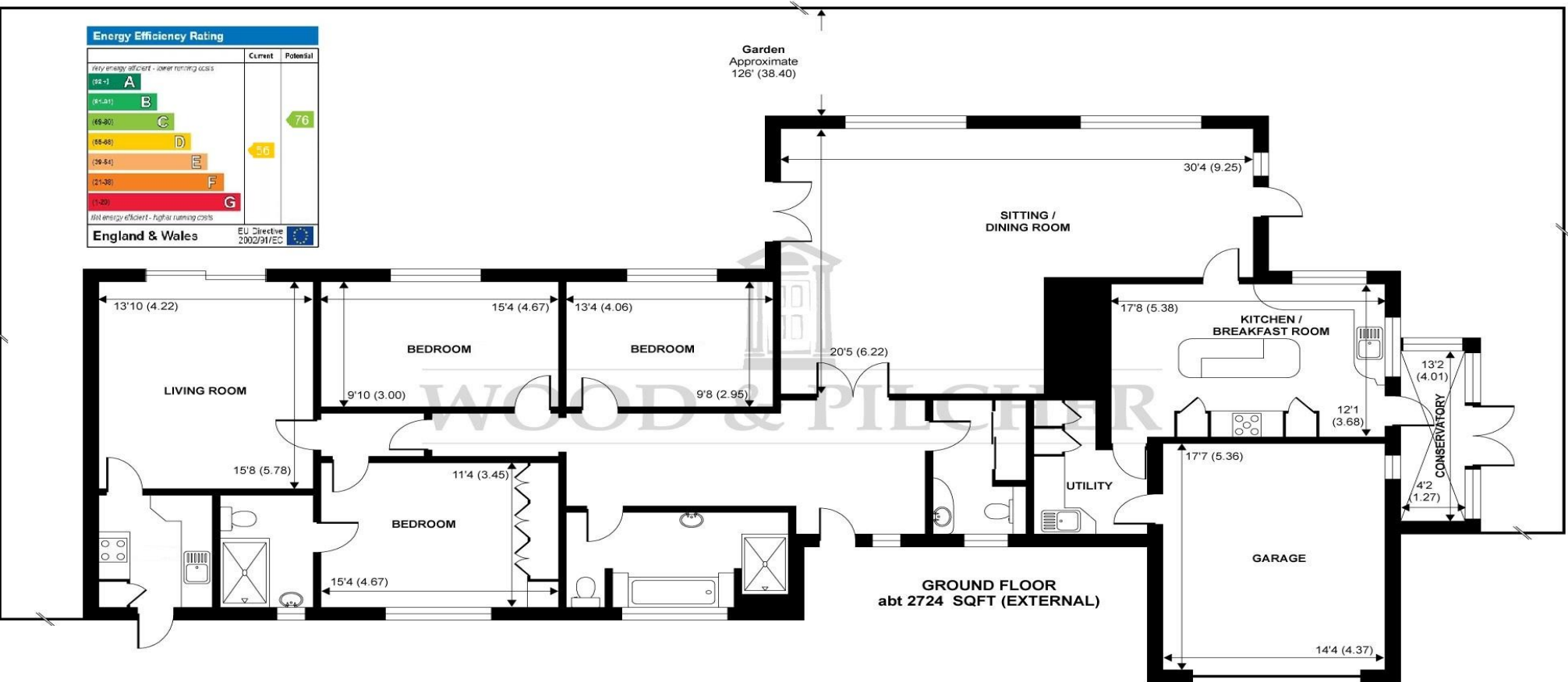
AGENTS NOTE: Please note that not everything in the photography may be included in the sale.



NOT TO SCALE

Energy Efficiency Rating		
Rating	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		

EU Directive 2002/91/EC



APPROX. GROSS INTERNAL FLOOR AREA 2446 sqf 227.2 sqm (INCLUDES GARAGE)

Butlers Dene, Warren Lane, Cross In Hand, Heathfield

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