



WARREN BANK

CROSS IN HAND- £825,000



WOOD & PILCHER



# Warren Bank

Warren Lane, Cross In Hand,  
Heathfield, East Sussex, TN21 0TE

**Entrance Porch - Entrance Hall - Cloakroom - Triple Aspect  
Sitting Room - Study - Formal Dining Room/Family Room -  
Conservatory - Utility Room - Triple Aspect  
Kitchen/Breakfast Room - Master Bedroom With En-Suite  
Shower Room - 4 Further Bedrooms - Family Bathroom -  
Plot Of Approximately 1/3 Of An Acre (tbv) - Driveway  
Providing Off Road Parking - Double Garage**

A substantial detached five bedroom property situated in one of the areas most sought after roads between the villages of Cross In Hand and Waldron. The property sits in a bold plot with off road parking to the front for numerous vehicles, a detached double garage and secluded private gardens. The property itself has been extended over time to provide spacious accommodation with notable features to include the triple aspect sitting room with wood burning stove, formal dining room with wood burning stove and access to a conservatory, triple aspect recently fitted kitchen/breakfast room with patio doors to the rear garden, master bed room with walk-in dressing room and en-suite shower room and four further bedrooms and a family bathroom. There is also the added benefit of being a shareholder in the privately owned 'Possingworth Park' giving access to over 70 acres of land providing beautiful walks and scenery on your doorstep. Internal viewing recommended.

Recessed vaulted ENTRANCE PORCH: Outside light and Georgian style timber door with obscure leaded light glazed inset and double glazed sidescreens into:-

#### ENTRANCE HALL:

Wall light point. Wall mounted central heating thermostat. Stairs to first floor landing. Paved flagstone flooring. Radiator. Range of exposed timber doors to:-

#### CLOAKROOM:

uPVC double glazed window to front. Fitted with a white suite of low level WC, wall mounted wash basin with mosaic tiled splashback. Flagstone paved flooring. Wall mounted extractor fan. Range of useful fitted cupboards. Radiator.

#### SITTING ROOM:

A triple aspect room with uPVC double glazed windows to front, side and rear and French doors giving access to garden. Large fitted wood burning stove with brick hearth and inset. Radiators. Door to:-

#### STUDY:

uPVC double glazed window to rear. Useful fitted shelving. Understairs cupboard. Radiator.





**FORMAL DINING ROOM/FAMILY ROOM:**

Feature wood burning stove with exposed brick built chimney breast inset and hearth. Radiator. uPVC double glazed windows and door giving access to:-

**CONSERVATORY:**

Victorian style with vaulted ceiling incorporating ceiling light and fan. Ceramic tiled flooring. Brick built base with uPVC double glazed panels, opening windows and French doors to garden.

From the hall way there is an opening to the UTILITY ROOM: uPVC double glazed window to front. Fitted with a range of matching cupboard and drawer units with marble effect worktops and inset stainless steel sink and drainer with mixer tap over. Wall mounted 'Viessmann' gas fired central heating boiler. Matching wall mounted cupboards. Fitted fusebox. Space and plumbing for washing machine. Paved flagstone flooring. Further useful larder cupboard. Extractor fan.

**KITCHEN/BREAKFAST ROOM:**

A beautiful light, triple aspect room with uPVC double glazed windows to front and side and timber double glazed French doors giving access to the garden. A well fitted kitchen with timber style worktops incorporating substantial range of cupboard and drawer units below and two carousel corner units. Inset four ring 'Neff' gas hob with extractor hood with light over. Exposed breakfast bar with inset sink and drainer with mixer tap over. Tiled splashbacks. Large full height units incorporating integrated 'Neff' stainless steel brush fronted oven and grill. Integrated fridge and further larder cupboard with pull-out drawers. Space and plumbing for slimline dishwasher. Recessed ceiling downlighters. Paved flagstone flooring. Two contemporary style radiators.

Staircase from the entrance hall leads to a PART GALLERIED FIRST FLOOR LANDING: Double glazed window to rear and double glazed window to front. Access to loft space. Wall light points. Range of doors to:-

**MASTER BEDROOM:**

A bright room with timber double glazed French doors to Juliet style balcony with adjoining sidescreen/windows. Range of fitted wardrobe furniture incorporating mirror fronted door, hanging and shelved units. Radiators. Further double doors opening into a walk-in DRESSING AREA with hanging rails, shelving, radiator and uPVC double glazed window to front. Further door to:-

**EN-SUITE SHOWER ROOM:**

uPVC double glazed window to front. Fitted with a modern white suite with contemporary chrome effect fittings comprising of WC with concealed cistern and twin button flush, wash basin with mixer tap inset into vanity unit with cupboards below and mirror fronted cupboard over. Large walk-in shower cubicle with 'Aqualisa' shower unit. Travertine style tiling to walls. Recessed ceiling downlighters.

**BEDROOM 2:**

A double aspect room with uPVC double glazed windows to side and rear. Radiator.

**BEDROOM 3:**

A double aspect room with uPVC double glazed windows to front and side. Fitted wash basin. (We understand that there is plumbing for a former toilet in this room giving the potential for a further en-suite). Radiator.

**BEDROOM 4:**

uPVC double glazed bay window to rear with outlook over garden to trees. Fitted radiator to bay. Louvered doors to fitted wardrobe cupboard with hanging rail and shelf within.





#### BEDROOM 5:

uPVC double glazed window to front. Radiator.

#### FAMILY BATHROOM:

uPVC double glazed window to front. Fitted with a suite comprising of low level WC, panell bath with separate 'Aqualisa' shower unit over, wash basin inset into marble effect worktop with vanity cupboard below. Localised tiling. Heated chrome effect ladder style towel rail.

#### EXTERNALLY:

The property sits in a bold plot of approximately a third of an acre (tbv). The property is accessed up a tarmacadam DRIVEWAY through a five bar timber gate giving access to a front area of OFF ROAD PARKING for numerous vehicles. There are areas of lawn and fruit trees to the front, all screened from the road by hedging and rhododendrons. The parking area continues to a detached DOUBLE GARAGE with twin electronically remote operated up and over doors under a pitched tiled roof with an adjoining store room. To the SIDE of the property is a covered fruit cage with raised timber fruit bed. Access is available both sides of the property to the REAR gardens which are well screened offering privacy and seclusion amidst sweeping areas of lawn, established flower and shrub beds, paved seating areas, SUMMERHOUSE, garden SHED, covered LOG STORE and outside tap. There is also the added benefit of being a shareholder in the privately owned 'Possingworth Park' giving access to over 70 acres of land providing beautiful walks and scenery on your doorstep. All in all the gardens and setting provide the opportunity to purchase a wonderful home.

#### 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 and also the village of Waldron with its popular Inn and Church. 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.

#### TENURE:

Freehold

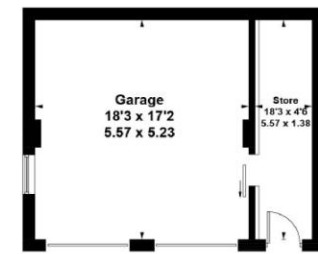
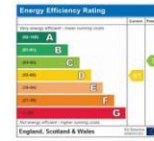
#### VIEWING:

By telephone appointment to Wood & Pilcher on 01435 862211.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliance their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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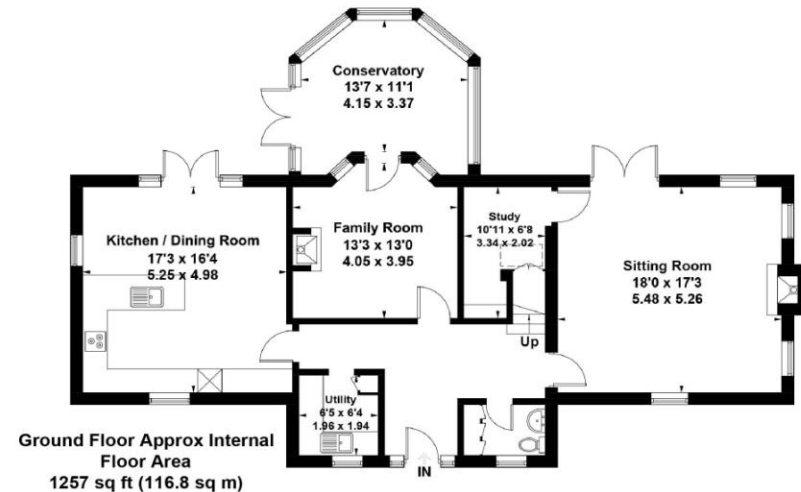
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Ground Floor Approx Internal  
Garage  
411 sq ft (38.2 sq m)



First Floor Approx Internal  
Floor Area  
1087 sq ft (101 sq m)



Ground Floor Approx Internal  
Floor Area  
1257 sq ft (116.8 sq m)

## Warren Bank, Warren Lane, Cross In Hand, TN21 0TE

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given. ©Listed Building Surveys Ltd (ID378374)