



The Barn,
Duddesland Farm
Cross in Hand, East Sussex



- Reception hall
- Boot room
- Cloakroom
- Study
- Kitchen/breakfast room
- Utility room
- Sitting room
- Family room/games room
- Gymnasium, Sauna and Shower room
- Soundproof music room
- Six bedrooms
- Four bathrooms
- Triple bay garage
- Self-contained 2 bedroom annexe
- Tennis Court
- Gardens and paddocks of 5.8 acres

An exceptional and immaculately presented six bedroom barn conversion, with a separate self-contained two bedroom annexe, soundproof music room and gymnasium with a Hydropool and sauna, situated in a secluded location of approximately 5.8 acres including formal gardens, paddocks and a tennis court.

Guide price £1,550,000 - £1,600,000 Freehold

Situation: Accessed via a long private driveway, The Barn is situated in a secluded location on the edge of Cross in Hand within easy reach of both Mayfield and Five Ashes. The market town of Heathfield is just under 2½ miles distant to the south; the spa town of Royal Tunbridge Wells is approximately 13 miles to the north and the coast is about 30 minutes away by car.

Tunbridge Wells is renowned for its excellent range of amenities including the Royal Victoria shopping centre, cinema complex and theatres, and is also well known for the historic Pantiles area, and Heathfield offers an excellent range of facilities including banks, supermarkets, and a wide choice of independent retail outlets.

There is also an excellent selection of state, grammar and independent schools in the area and for the commuter, there is a choice of mainline stations providing regular services to London, and by road the A21 provides links with the M25.

Description: The Barn is an impressive and substantial six bedroom property with four bathrooms, a superb gymnasium with sunken Hydropool, Sauna and Shower room, separate soundproof music room (soundproofed to 90 decibels), and has the added benefit of an additional two bedroom self-contained annexe. The house provides beautifully presented and flexible accommodation of over 5,500sq.ft, which is light, spacious and well appointed throughout.

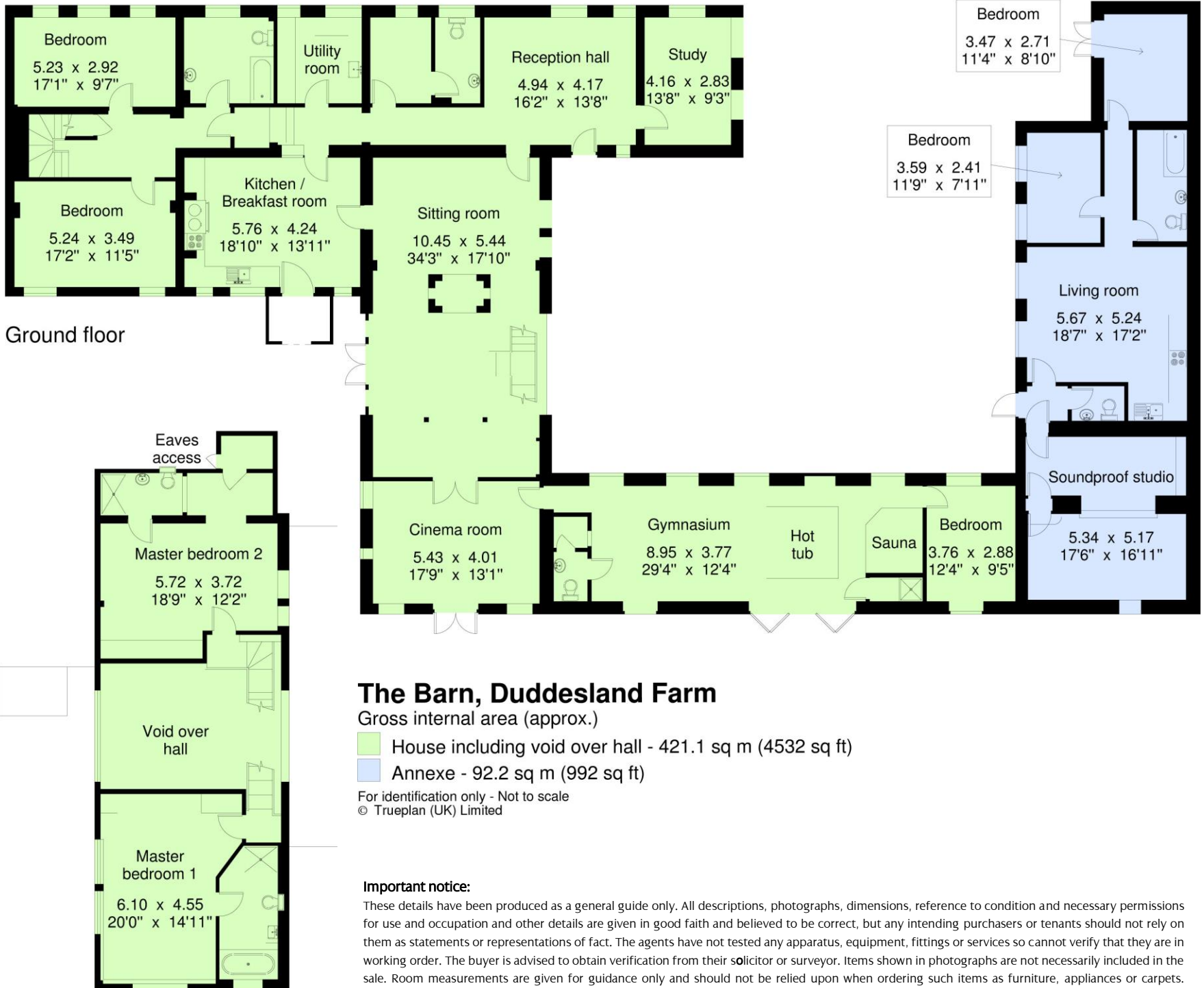
The accommodation is arranged over two floors and includes, on the ground floor; a large reception hall with tiled floor, a spacious dual aspect study, useful boot room, utility room, and cloakroom. The well appointed kitchen/breakfast room is fitted with a range of wall and base units with granite work surfaces, double Butler sink and an oil-fired Aga with side electric module. The room has a stable door with access to a rear porch with bench seating. There is a magnificent sitting room with an impressive brick built fireplace with double sided wood burning stove as its centre piece and a split staircase rising to the galleried landing on the first floor, which is part vaulted with full height windows providing a great deal of light, and double doors leading out to the terrace. A good sized dual aspect family/games room is adjacent to the sitting room, featuring double doors opening to the garden and a door leading to the large gymnasium which has a tiled floor, sunken Hydropool, and Knullwald Helo Sauna. There is also a cloakroom and additional storeroom. The sixth bedroom is accessed via the gym and an inner hallway is to be found at the opposite end of the property leading to two good sized bedrooms and a spacious and well appointed family bathroom. The large master and guest bedrooms are situated off the main staircase on the first floor, both benefiting from vaulted ceilings and en-suite bathrooms, with the master having a dressing room and access to eaves storage. In addition the first floor has the fifth bedroom with a separate shower room, both being accessed via a staircase from the inner hall. The property also benefits from a separate self-contained annexe comprising of a living room, well appointed kitchen, two bedrooms, family bathroom, and has a private walled courtyard. The music room is adjacent to the annexe and is soundproofed up to 90 decibels.

There are two entrances to the property, the first having electrically operated gates with a gravelled parking area and access to the front door and the annexe. The second gravelled drive has double gates and triple bay garage with adjoining garden store. To the rear is a large garden, having been designed and planted by a leading Sussex Gardener, with an attractive fish pond including water feature, brick paved terrace featuring an ornamental pond, and a raised decked area enclosed by a delightful brick wall. In addition there is an all-weather tennis court and a vegetable garden which is enclosed by post and rail fencing. The property also benefits from two adjoining paddocks of approximately 4.8 acres.

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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week





Ground floor

First floor

Restricted height

The Barn, Duddesland Farm

Gross internal area (approx.)

House including void over hall - 421.1 sq m (4532 sq ft)

Annexe - 92.2 sq m (992 sq ft)

For identification only - Not to scale

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Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



