



Deanlands, Foords Lane, Vines Cross,  
Heathfield, Sussex TN21 9HB









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### PROPERTY:

This classic Georgian country house was built circa 1800 and retains many original features, including tall sash windows that allow the principal rooms to be bathed in natural light and enjoy vistas over the garden to surrounding countryside. This unlisted property retains many original character features, with a fine semi-galleried staircase, half height wood panelling to the dining room and an impressive Inglenook style fireplace in the sitting room.

### LOCATION:

Vines Cross is a small hamlet of houses clustered around a popular local pub, just down the lane from the larger village of Horam, which offers a range of shops together with Doctors Surgery, Dentist and Vet. Heathfield is 4 miles and offers a more diverse range of shops and amenities, including both Waitrose and Sainsbury's supermarkets. The major regional centre of Royal Tunbridge Wells and the coast at Eastbourne are within 18 miles. The beautiful countryside around the village is a superb venue for walking, cycling and riding and there are numerous excellent pubs and inns nearby.

### ACCOMMODATION:

A York stone terrace with balustrade and portico entrance lead into the entrance hall, which features a fine original staircase and polished oak floor. Doors lead to the principal rooms and down to the useful wine cellar. The double aspect sitting room has French doors leading out to the sun terrace, together with an impressive Inglenook fireplace with Clearview wood burning stove. The dining room features attractive oak wall panelling and easily accommodates a large table and chairs. A family room/snug has a brick fireplace and fitted bookshelves, with a cloakroom and study leading off. The kitchen/breakfast room has a modern electric Aga, terracotta





floor tiles, a range of dark oak cabinets with double oven, hob and cooker hood. The Orangery has arched windows, roof lights and a productive grape vine. Completing the ground floor is a utility room with butlers sink, space for appliances and an oil fired boiler.

On the first floor are five double bedrooms, all with wardrobes and one also with an en-suite cloakroom, together with a family bathroom which has a modern suite including a double-ended bath and separate large shower cubicle with multi-jet shower together with deluge and hand held heads. The master bedroom has en-suite bathroom and dressing room. The attic room has good head height, skylight windows and gives access to a large storage space.

### GROUNDS:

A gravel drive leads to a detached double garage with automated up and over door and log store to one side. The front of the house has a mature wisteria, whilst the back garden is set out with generous paved sun terrace, rose beds and lawn. To the front there is an old lawn tennis court or croquet lawn, with a former vegetable garden to one side having a summerhouse. There are two Cupressus Macrocarpa, one a particularly fine specimen, probably planted at the time the house was built. Completing the grounds is a paddock of about 1 acre, with separate shared access to the lane. EPC Rating = F

















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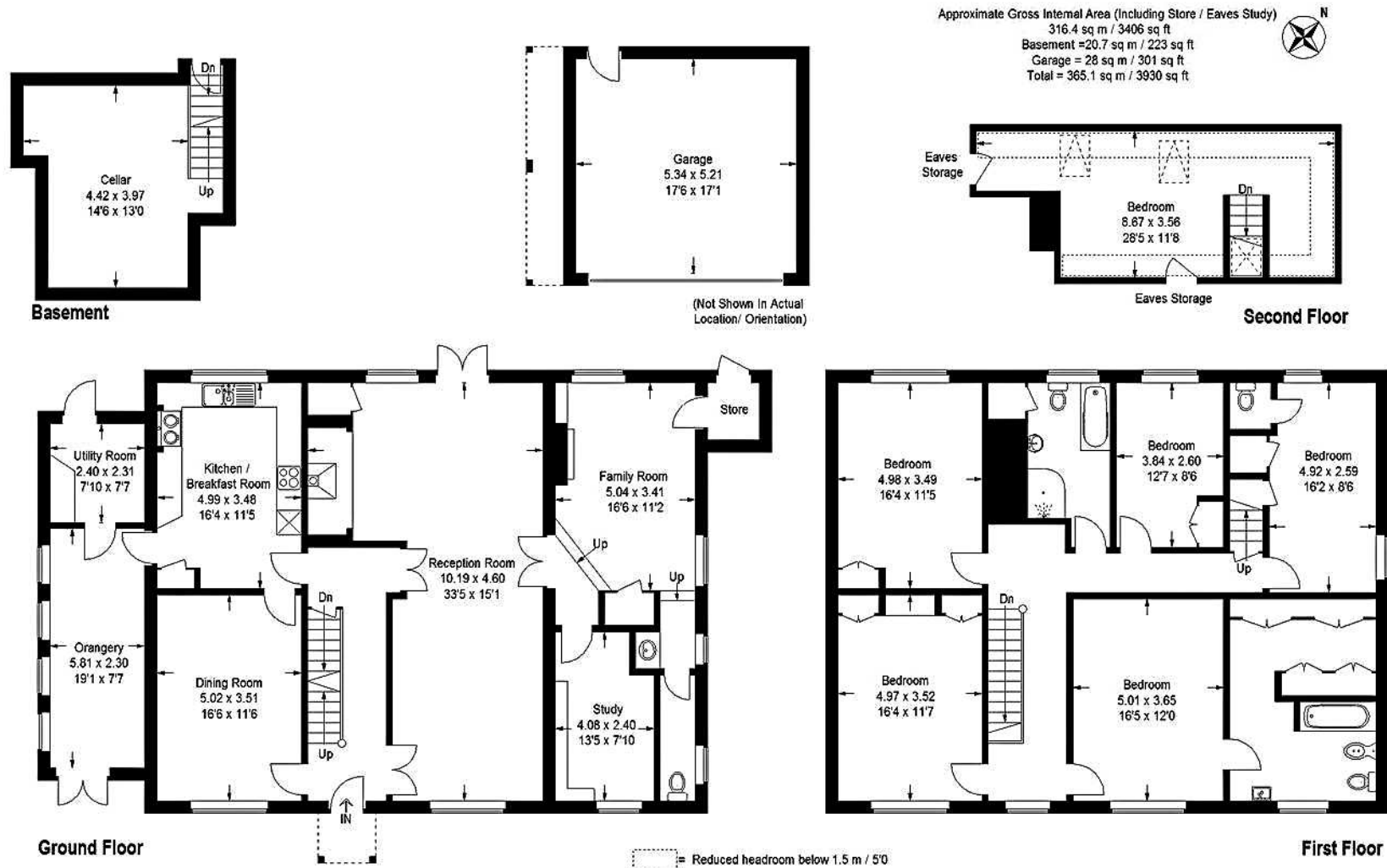


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