



WELL COTTAGE, NEW POND HILL

HEATHFIELD - GUIDE PRICE: £1,100,000



Well Cottage

New Pond Hill, Cross In Hand,
Heathfield, TN21 0LY

Entrance Hall With Beamed Vaulted Ceiling - Cloakroom - Downstairs Shower Room - Utility/Boot Room - Sitting Room With Feature Fireplace & Wood Burner - Dining Room With Feature Fireplace - Family Room/Snug With Inglenook Style Fireplace - Kitchen - 4 Bedrooms - En-Suite Bathroom - Gated Entrance - Grounds Extending To Approximately 2.75 Acres - Paddocks - Stables With 3 Loose Boxes - 2 Large Metal Agricultural Barns With Power & Light - Timber Hay Store - Lean To Covered Shelter - Formal Gardens With Pond & Well - Double Garage - Further Single Garage - Spacious Shingle Driveway

An attractive period cottage dating back to circa 1850's situated in a highly desirable country lane location with grounds extending to approximately 2.75 acres with 2 paddocks and formal gardens. Outbuildings include stables for 3 horses, a hay store, 2 large metal agricultural barns with power and light. The cottage features a wealth of exposed beams throughout the property as well as flagstone flooring in the entrance hall. There are 4 bedrooms, 3 reception rooms plus a utility/boot room as well as a downstairs shower room and en-suite bathroom.

IMPRESSIVE ENTRANCE HALL:

With exposed beams and vaulted ceiling. Flagstone and brick floor. Large wood burning stove providing heat for central heating and hot water. Radiator.

CLOAKROOM:

Leaded light double glazed windows. WC. Part panelled walls.





DOWNSTAIRS SHOWER ROOM:

Leaded light double glazed windows. Large shower cubicle with Mira electric shower over. Vanity unit with wash basin and cupboards under. Quarry tiled floor. Heated towel rail.

BOOT ROOM/UTILITY:

Leaded light double glazed windows. Radiator. Part tiled walls. Door to the garden. Worktop with inset sink and cupboards under. Further worktop and space.

SITTING ROOM:

Bay windows and French doors opening onto the garden. Feature brick fireplace with inset wood burning stove. Exposed wooden floorboards. Radiators. Beamed ceiling.

SNUG/FAMILY ROOM:

Leaded light double glazed windows overlooking the garden. Feature inglenook fireplace with open fire. Polished wooden flooring. Radiator. Beamed ceiling.

DINING ROOM:

Leaded light double glazed windows. Feature brick fireplace. Radiator. Beamed ceiling. Polished wooden flooring.

KITCHEN:

Leaded light double glazed windows. Range of cream fronted matching wall and base cupboards. Worktops with inset Butler sink. Space for dishwasher, fridge and cooker. Beamed ceiling. Quarry tiled floor. Door to the garden.

SPLIT STAIRCASE LEADING TO THE FIRST FLOOR GALLERIED LANDING:**BEDROOM ONE:**

Leaded light double glazed windows overlooking the garden and grounds. Radiator. Fitted wardrobes. Access to the loft.

EN-SUITE BATHROOM:

Leaded light double glazed windows overlooking the gardens and grounds. Panel enclosed bath with electric shower over. WC. Pedestal wash basin. Heated towel rail.

BEDROOM TWO:

Leaded light double glazed windows overlooking the garden and fields beyond. Feature fire surround. Built in wardrobe. Radiator. Picture rail. Access to loft.

BEDROOM THREE:

Leaded light double glazed windows overlooking the garden and fields beyond. Radiator. Built in wardrobe.

BEDROOM FOUR:

Leaded light double glazed window. Radiator. Storage recess with shelves and hanging space.

OUTSIDE:

There are 2 paddocks, lightly wooded area to the rear, 2 large modern agricultural barns, one being 15m x 9m and the other one is 8m x 7.5m with roller doors and personal door, power and light, one with solar panels and equipment, water and stove. The larger barn has a lean to covered area to the rear. There is also a hay shed, timber tack room, stabling for 3 horses (12' x 12' each), double garage with up and over doors, power and light, further detached single garage with power and light, formal lawned garden with shingled patio area, pond, greenhouse and well with fitted pump and water level meter. There is also a productive fruit and vegetable garden.



SITUATION:

The property is situated within 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 distant 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 distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 30 minutes drive respectively.

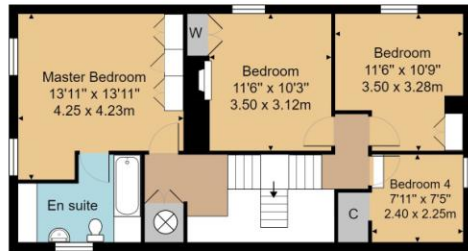
TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher 01435 862211

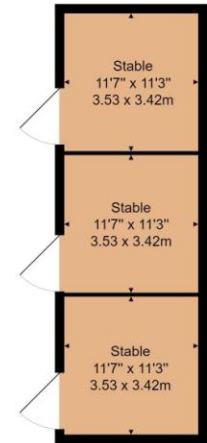
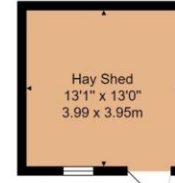
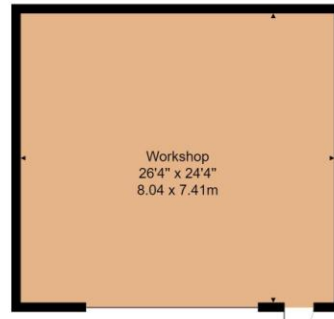
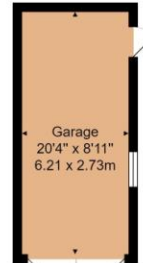
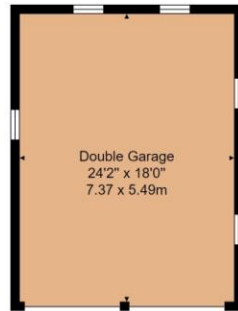




First Floor

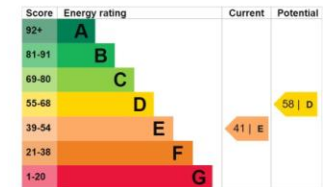


Ground Floor



Outbuildings

House Approx. Gross Internal Area 1671 sq. ft / 155.3 sq. m
 Outbuildings Approx. Gross Internal Area 3372 sq. ft / 313.2 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 - 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 appliances 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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