



MALLARD FIRGROVE ROAD  
CROSS IN HAND, HEATHFIELD - £950,000





# Mallard

Firgrove Road, Cross In Hand,  
Heathfield, TN21 0QN

**Oak Porch - Reception Hall - Living Room - Dining Room - Family Room/TV Snug - Kitchen/Breakfast Room - Utility Room - WC - Master Bedroom With Luxury En-suite Bath/Shower - Further 4 Bedrooms - Bathroom - Shower Room - Mature Front & Rear Gardens (0.4 acre plot tbv) - Double Garage & Driveway**

Introducing this exceptional five bedroom detached family home, situated in the highly sought-after location of Cross In Hand. From the moment you enter the property, you will be greeted by a spacious and well-designed layout, ideal for family living. The flexible accommodation includes a sitting room that flows seamlessly into a dining room, perfect for entertaining guests or enjoying family meals together. A further family room/snug provides a cosy retreat, while the kitchen/breakfast room is a haven for any budding chef. The convenience of a utility room and WC, along with access to a double garage, adds to the practicality of this home. Venturing upstairs, you will find a stunning main bedroom with a luxury en-suite, along with four additional bedrooms, a bathroom, and a shower room. Each space has been carefully designed to offer comfort and style for all family members. Set in a bold plot extending to approximately 0.4 acres, this property boasts double glazing, gas-fired central heating, and mains drainage for modern living convenience. The gardens surrounding the home further enhance its charm, providing ample space for children to play or for hosting outdoor gatherings. Located in the quaint village of Cross In Hand, residents can enjoy the peaceful surroundings while still having easy access to nearby amenities. With a gated driveway, parking is never an issue, and the double garage offers ample storage space for all your family's needs.

Don't miss out on the opportunity to make this lovely family home your own. Contact us today to arrange a viewing and see for yourself the endless possibilities this property has to offer.









**OAK CANOPIED PORCH:**

Outside light point. Hard wood panelled door leading to:

**RECEPTION HALL:**

Under stairs cupboard. Wall mounted central heating thermostat. Radiator.

**LIVING ROOM:**

Central limestone fireplace with inset real flame gas coal-effect fire. Radiator. Large window to front and side opening to:

**DINING ROOM:**

Dual aspect room with views across the gardens. Radiators.

**FAMILY ROOM/SNUG:**

Picture window with views across the garden. Built-in cupboard. Radiator.

**KITCHEN/BREAKFAST ROOM:**

Two picture windows with views of the garden. Range of matching wall and base cupboards with integrated lighting. Granite-effect work surfaces incorporating one and a half bowl stainless steel sink with mixer tap and drainer. Integrated five burner gas hob with extractor hood and light above. Integrated stainless steel brush fronted double oven, dishwasher and fridge. Breakfast bar. Larger cupboard. Timber effect flooring. Recessed lighting. Radiator.

**UTILITY ROOM:**

Window and glazed door to rear. Range of fitted cupboards. Stainless steel sink. Space and plumbing for appliances. Timber effect flooring. Meter cupboard with recessed gas boiler above. Integral door to double garage and:

**WC**

Low-level WC. Washbasin. Timber-effect flooring. Radiator.

**FIRST FLOOR LANDING:**

Access to loft space and range of contemporary timber doors with chrome-effect door furniture to:

**MASTER BEDROOM:**

Picture window with views over the front garden. Fitted triple wardrobe with mirror-fronted sliding doors including hanging space and shelving. Radiator.

**LUXURY ENSUITE BATH/SHOWER ROOM:**

A stunning dual aspect room with contemporary white suite comprising a free-standing central bath with mixer taps and separate large, tiled walk-in twin headed shower with glazed panel enclosure and being tiled around. Low Level WC & pedestal wash basin. Ladder style chrome effect heated towel rail and radiator. Tile effect flooring and tiled to one wall. Recessed ceiling downlights.

**BEDROOM TWO:**

Double aspect with views of the front garden and to the side. Fitted wardrobe with mirror-fronted sliding doors including hanging space and shelving. Radiator.

**BEDROOM THREE:**

Dual aspect with views of the garden to side and rear. Double fitted wardrobe including hanging space and shelving. Radiator.

**BEDROOM FOUR:**

Picture window overlooking the rear garden. Fitted wardrobe with mirror-fronted sliding doors including hanging space and shelving. Radiator.

**STUDY/BEDROOM FIVE:**

Window to the front. Fitted wardrobe with mirror-fronted sliding doors including hanging space and shelving. Radiator.

**BATHROOM:**

Obscured windows to the rear. White suite comprising panel enclosed bath with shower over and fitted glazed screen. Vanity washbasin with cupboard below. WC with concealed cistern. Heated towel rail. Tiled walls. Airing cupboard with slatted shelving. Recessed ceiling downlights. Radiator.

**SHOWER ROOM:**

Obscured window to rear. Large, glazed shower enclosure with fixed and hand-held shower heads. Vanity handbasin with lit mirror above. Electric shaver point. Heated ladder style chrome effect towel rail. Low-level WC. Recessed ceiling downlights. Tile effect flooring. Radiator.

**DOUBLE GARAGE:**

Window to side and containing power and light with electric main door and wall mounted consumer unit.

**OUTSIDE:**

The property is approached via a gated driveway providing parking for several vehicles and access to the DOUBLE GARAGE. The FRONT GARDEN is enclosed with mature hedging including established Rhododendrons plus planted borders and areas of lawn. Access to the REAR GARDEN can be gained via both sides of the property via a paved wrap-around pathway opening onto a large, secluded patio terrace with planted borders. The garden is mainly laid to lawn with established borders. Large useful timber shed. Extending to approximately 0.4 acres (tbv).





**SITUATION:**

The property is situated in this lane location on the edge of 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 renowned village of Waldron with its charming inn and church is only a mile away and Selwyns Wood nature reserve is almost opposite. The thriving market town of Heathfield is only approximately five minutes drive 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.

**VIEWING:**

By appointment with Wood & Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired



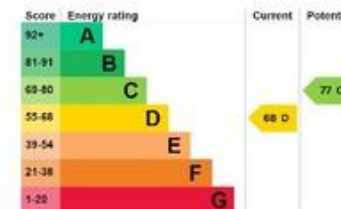


**First Floor**

Approx. Gross Internal Area 2736 ft<sup>2</sup> ... 254.2 m<sup>2</sup>  
(Includes Garage)



**Ground Floor**



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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