



Cross Keys House London Road, Hurst Green, Etchingam, TN19 7QS

GUIDE PRICE £750,000 - £800,000

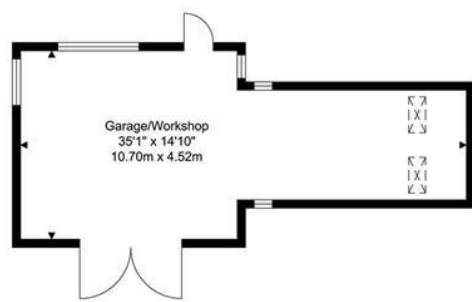
Jack Charles
Estate Agents

Sales & Lettings

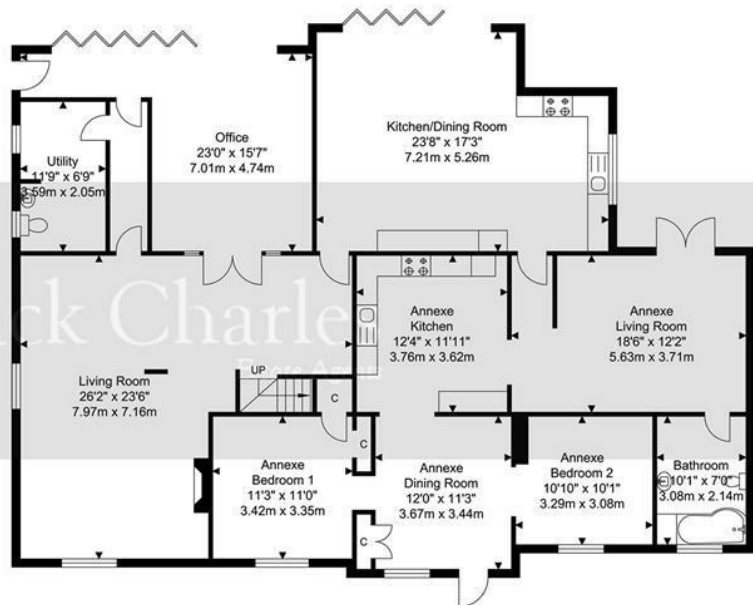
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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

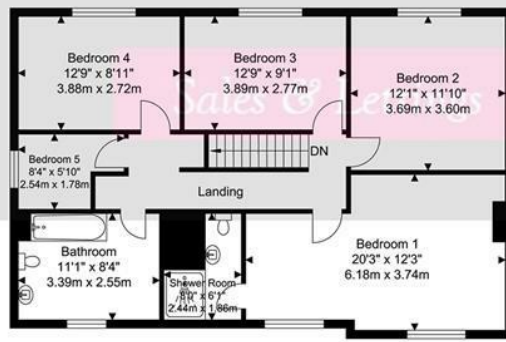
- Detached Former Public House
- 6 Bedrooms Inc 2 Bed Annexe
- 4/5 Reception Areas
- 3 Bathrooms
- Ample Parking & Garage
- Requires Some Updating
- Perfect For Dual Living
- Solar Panels
- Approx 1.5 Acres Inc Paddock



Garage/Workshop
Approximate Floor Area
409 SQ.FT.
(37.97 SQ.M.)



Ground Floor
Approximate Floor Area
2100 SQ.FT.
(195.04 SQ.M.)



First Floor
Approximate Floor Area
925.80 SQ.FT.
(86.01 SQ.M.)

TOTAL APPROX FLOOR AREA 3433.90 SQ.FT. (319.02 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this substantial former public house situated in a lovely location with fields over to the front and surrounded by woodland to the rear. The property has been modernised by the present owners but also requires further improvement and modernisation in order to complete the property. The accommodation benefits from four bedrooms plus a two-bedroom annex which has its own separate access and a parking space.

You enter the property through the annex via the front door or using the main house's side-rear entrance. This leads to a small hall opening into a reception room currently used as a pool room, which has bi- folding doors to the rear and an opening that leads to the main reception room which is L shaped and used to be the public lounge and bar and has a lovely double aspect with windows to the front and side. There is a feature fireplace with a woodburning stove and stairs to the first floor. There is a door that leads to an inner hall that gives access to an extremely useful utility room/ cloakroom. A further doorway leads through to a lovely kitchen dining room. This room also provides access to the annex. It has bi-folding doors in the dining area leading out onto the rear garden, it has a window to the side, a wall mounted boiler and a recently fitted kitchen.

To the first floor the landing gives access to four good-sized bedrooms, a box room, and a family bathroom. Bedroom one is to the front has two double glazed windows and a door to an ensuite shower room. The remaining bedrooms are to the rear, and bedroom four could incorporate the box room into an ensuite bathroom.

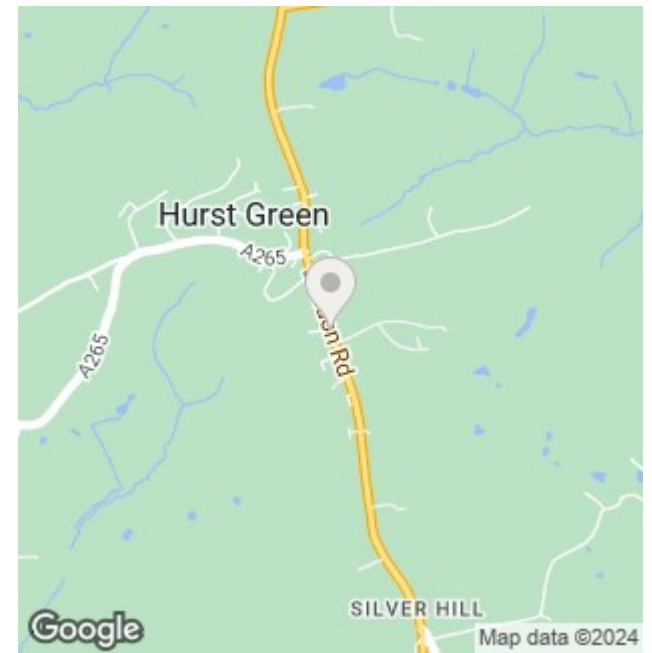
As you enter the annex from the front door, you are welcomed by a good-sized reception hall which gives access to two bedrooms and the kitchen. The kitchen breakfast room is fitted with a range of cupboards, drawers, and has plenty of space for a table and chairs. Both bedrooms are serviced by a family bathroom which is situated off theannex living room. The living room has patio doors to the rear and a small hall which leads you back through to the kitchen in the main house.

Outside the property stands about 11/2 acres of formal gardens and a paddock. Having been a former public house it has an exceptionally large area for parking which has hard standing and gives access to the detached garage. To the right of the property there is potential for a parking space which would be ideal for the annex. To the left there is also access via a five-bar gate to the main parking area. The gardens are to the rear and extend to the side, being laid to lawn, and there is a paved terrace. There is a pathway that leads through to the paddock. The paddock is laid to pasture and requires some attention but could provide a super paddock for horses or a small pony or other animal.

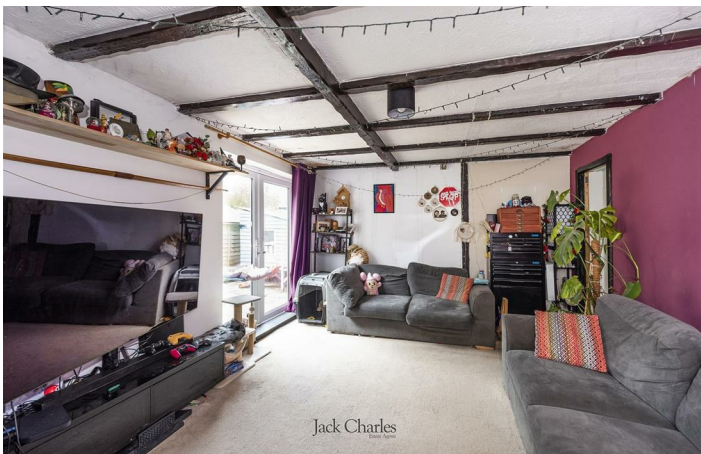
Other benefits to his property are extensive solar panels, a detached caravan that is currently used as an office that under separate negotiations could remain with the property.

Situation

Cross Keys is in an area of outstanding natural beauty nestled between the villages of Ticehurst, Hurst Green & Flimwell and the small towns of Wadhurst & Haawkhurst. Wadhurst has just been voted the most desirable place to live in the UK by the Sunday Times and each town offers an array of shops and amenities which include a private cinema, supermarkets, gastro-pubs, cafes, schools for all ages, including Primary schools in Ticehurst, Stonegate and Etchingham and St Ronan's School in Hawkhurst, and Uplands Community College in Wadhurst, and Churches for most denominations. The Area of Hurst Green is surrounded by beautiful countryside with many footpaths nearby including ones that head to Bewl Water, which offer inland water sports, cycling as well as fishing, walking and horse riding. Bedgebury Forest is very equally popular and found nearby, great for walking, cycling and horse riding and there is also an adventure playground and the renowned 'Go Ape' tree top challenge. Local golf courses can be found at Dale Hill and Lamberhurst. The A21 gives ease of access to the M25/M20 motorways and the stunning East Sussex coast. The nearest train stations are at Etchingham, Stonegate and Wadhurst, all with services to London and all within five miles. The historic towns of Battle, Rye and Camber Sands are all within a 45 minute drive. For more extensive facilities the spa town of Tunbridge Wells is approximately 12 miles North.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









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