



OAKFIELD



Meres Lane, Cross In Hand
Asking Price £1,750,000

6 3 2 D

SUMMARY

This unlisted Victorian Barn was converted in 2011 to a high specification by the current owners, with open plan living and four bedrooms. A farmhouse-style kitchen leads onto the dining room with doors opening onto a large south-facing patio, perfect for entertaining. The sitting room boasts a wood burner, bespoke oak joinery and built in Speakercraft speakers, as does the dining area and two of the bedrooms. There is a large, dual aspect hall with feature staircase, off which lies the family bathroom and fourth bedroom.

Upstairs, the master bedroom has stunning views over the gardens and neighbouring farmland, a vaulted ceiling and ensuite with Cortese stone double basin. There are two further bedrooms: one east facing with vaulted ceilings; and the second with a glazed internal wall and mezzanine area; and a shower room.

The property benefits from a number of outbuildings including a large two-bedroomed annex, further ancillary accommodation offering an additional three bedrooms, bathroom and a large living space, currently used for entertaining and as a gym. All three living areas could be combined into one substantial dwelling or are an opportunity for additional income. The large ancillary outbuilding, which is currently used as a garage and extra storage, has potential for alternative uses or replacement.



The property benefits from under-floor heating provided by air source heat pumps, and a rainwater harvesting system, as well as a number of log-burners.

Externally, the gardens include a number of terraces and patios to enjoy the peaceful setting, an orchard, and productive vegetable and fruit garden. A further c. four acres of pasture adjoins the garden and leads to a small area of woodland and stream. There is ample parking across the two driveways.



Sitting Room

17'9" x 16'4"

Kitchen/Dining Room

30'10" x 11'7"

Bedroom

9'10" x 8'11"

Bedroom

14'0" x 10'8"

Bedroom

10'9" x 8'7"

Bedroom

17'5" x 9'3"

Mezzanine

8'7" x 7'1"

The Piggery Sitting Room

24'9" x 17'3"

The Piggery Bedroom

12'11" x 7'3"

The Piggery Bedroom

11'9" x 6'3"

The Piggery Bedroom

12'0" x 10'7"

The Dairy Sitting Room

15'6" x 13'9"

The Dairy Bedroom

11'10" x 10'4"

The Dairy Bedroom

13'5" x 7'9"

The Dairy Kitchen/Breakfast Room

16'4" x 10'11"

The Dairy Sitting Room

13'9" x 11'5"

Council Tax Band-G-£4140 Per Annum















INFORMATION

Tenure

Freehold

Local Authority

Wealden

Council Tax Band

G

Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 3.00pm

Viewings

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Meres Lane, Cross In Hand, TN21 0UA

Approximate Gross Internal Area

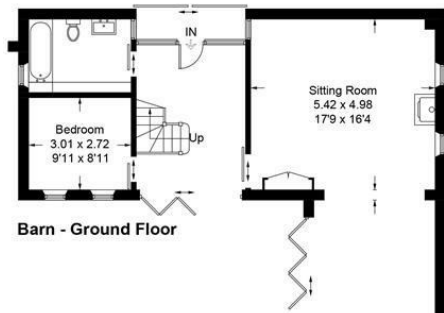
Barn = 149.6 sq m / 1610 sq ft

Outbuilding = 194.4 sq m / 2092 sq ft

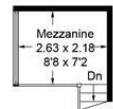
The Piggery = 82.2 sq m / 885 sq ft

The Dairy = 106.4 sq m / 1145 sq ft

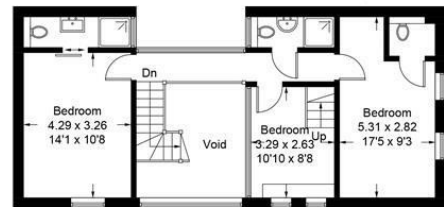
Total = 532.6 sq m / 5732 sq ft (Excluding Void)



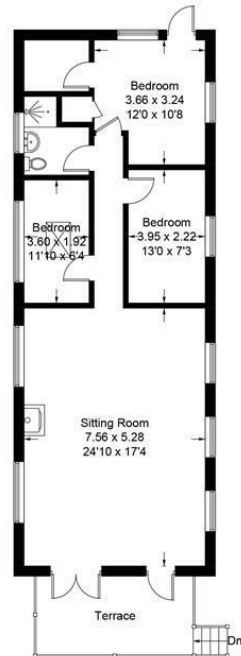
Barn - Ground Floor



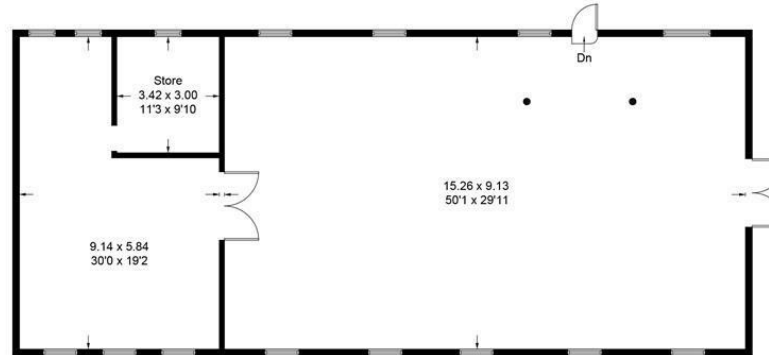
Mezzanine



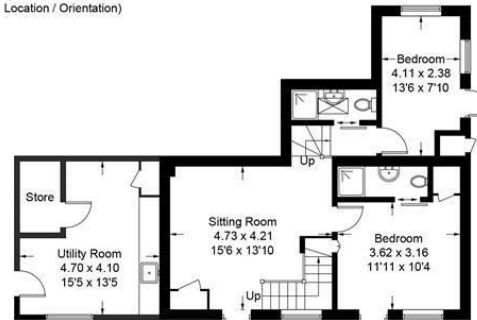
Barn - First Floor



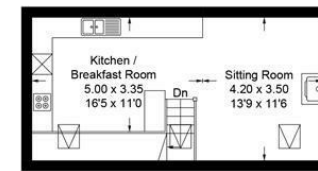
The Piggery
(Not Shown In Actual Location / Orientation)



Outbuilding
(Not Shown In Actual Location / Orientation)

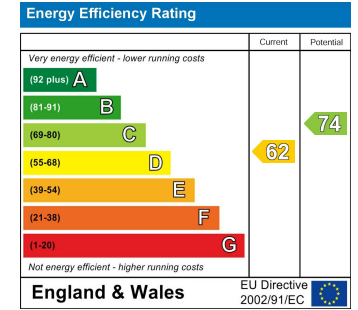


The Dairy - Ground Floor
(Not Shown In Actual Location / Orientation)



The Dairy - First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



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