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Peter Oliver



Hammer Lane, Vines Cross, TN21 9HF

- ▼ Stunning Detached Home
- ▼ Barn Style Residence
- ▼ Approx Two Acres
- ▼ Amazing Countryside Views
- ▼ Beautiful Location
- ▼ Large Detached Garage



EPC RATING

Current:

97 A

Potential:

112 A

£1,350,000



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Tucked away in the charming hamlet of Vines Cross, this exceptional barn-style residence offers the perfect blend of countryside tranquillity and contemporary luxury. Built in 2018 by the current owners, every inch of the property has been thoughtfully crafted and finished to a superb standard. Set down a private lane, the home enjoys uninterrupted views across its beautifully maintained garden and the surrounding fields, often dotted with grazing horses. Adding to its appeal, the property comes with an adjoining paddock of approximately two acres, ideal for those considering equestrian use or simply wanting extra outdoor space. Inside, the home impresses immediately with its sense of space and light. A striking two-storey window floods the main living area with daylight and frames the countryside beyond, creating a warm and welcoming feel throughout. There are three generous double bedrooms, all with beautiful outlooks and high, vaulted ceilings that enhance the sense of space. The principal suite is particularly special, with a south-westerly aspect offering stunning views and a sleek ensuite bathroom for added privacy. A family bathroom serves the remaining bedrooms and features a large walk-in rainfall shower and a stylish freestanding tub. At the heart of the home is the expansive kitchen and dining space, an ideal hub for entertaining. Bifold doors on both sides open directly onto the garden, seamlessly blending indoor and outdoor living. The kitchen itself is beautifully appointed, with an extensive range of units, built-in appliances, a central island perfect for casual dining, and a Quooker tap providing instant boiling water. The garden has been designed with ease of maintenance in mind and offers a lovely Mediterranean-style seating area, as well as a covered outdoor dining space complete with an external sink, perfect for summer evenings and alfresco entertaining. Eco-conscious buyers will appreciate the property's commitment to sustainability, with triple glazing, solar panels, and an efficient air source heat pump system providing low-carbon central heating.

Uckfield: 01825 703000
 Crowborough: 01892 489000
 Lettings: 01825 701030
Info@peteroliverhomes.co.uk

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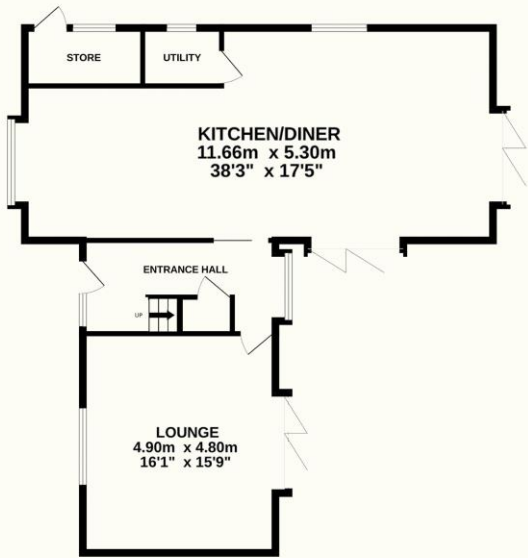
 The Property
Ombudsman

 The Property
Ombudsman
LETTINGS

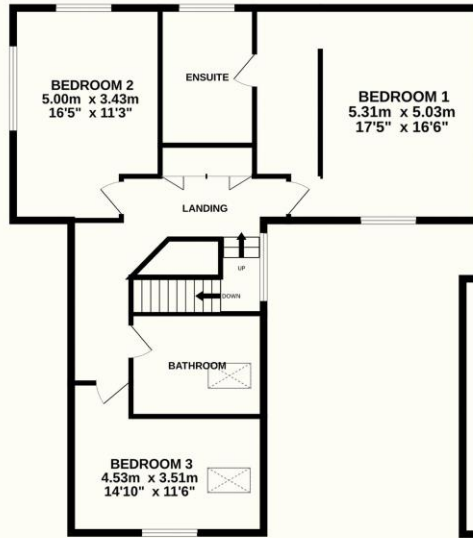


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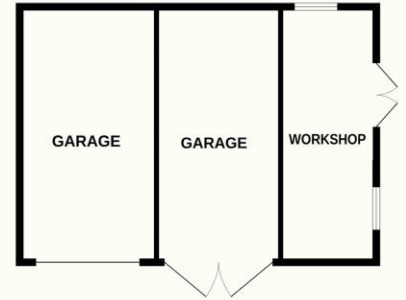
GROUND FLOOR
91.7 sq.m. (987 sq.ft.) approx.



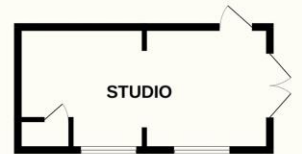
1ST FLOOR
88.4 sq.m. (952 sq.ft.) approx.



GARAGES & WORKSHOP
50.5 sq.m. (544 sq.ft.) approx.



DETACHED STUDIO
17.2 sq.m. (185 sq.ft.) approx.



TOTAL FLOOR AREA : 247.8 sq.m. (2667 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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