

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



New Pond Hill, Heathfield, TN21 0NB

- ▼ Lions Green Cottage
- ▼ Stunning Rural Position
- ▼ Character Features
- ▼ Large Secluded Plot
- ▼ Long Driveway
- ▼ 2 Reception, 2 Bath



## EPC RATING

Current:

47 E

Potential:

72 | C

£950k - £975k





## New Pond Hill, Heathfield, TN21 0NB

A timeless countryside gem, Toft Cottage is a delightful three-bedroom cottage enjoying an elevated and set back location offering sweeping rural views in gardens of just under half an acre. Built in 1929, quietly extended over the years, with recent contemporary updates, this exclusive Lions Green cottage combines period charm with a surprisingly flexible layout, capturing the heart of Sussex living. Step into a home where period charm meets modern comfort. The accommodation flows from a welcoming hallway into a bright kitchen/breakfast room, two comfortable reception rooms, a master bedroom with en-suite, two further double bedrooms and a family bathroom. One of the home's great advantages is the generous storage available throughout, making it practical and characterful. Original features retained include oak-framed leaded windows, exposed beams, original oak mantelpieces and beehive fireplaces, with traditional doors and carefully retained latches, while good ceiling heights bathe the rooms in natural light. Beyond the house, there is a recently built summerhouse, a utility/boot room with dog grooming facilities, a gardener's WC, three generous raised beds, and two sheds, providing excellent working and storage space. There is also lapsed planning permission to replace the current carport/garage with a new garage/outbuilding. The large, mature gardens have been meticulously managed, creating both a peaceful retreat and gardener's paradise. A stunning ornamental fishpond and separate wildlife pond, completes this unique property, blending history, charm and functionality. Toft Cottage benefits from a coveted rural position, set on New Pond Hill, in Cross in Hand, a sought-after village in the High Weald AONB. Toft's historical soul paired with its practical layout is ideal for those seeking a peaceful retreat or nature loving families, all in easy reach of excellent amenities and good transport links. A welcoming village atmosphere, Cross in Hand with a local shop, pub, and recreation ground, is nearby to Heathfield, with its wide range of shops, cafés, schools, and services. The larger towns of Uckfield, Tunbridge Wells, and Lewes are all within easy driving distance, offering further shopping, leisure, and cultural opportunities. For commuters, the area is well connected, with Buxted, Stonegate and Tunbridge Wells stations providing regular rail services to London. Road links are also convenient, with the A22 and A267 giving straightforward access to the coast, Gatwick Airport, and beyond. In short, Toft Cottage isn't just a home—it's a beautiful balance of heritage and versatility, nestled in one of East Sussex's most picturesque spots. Whether you adore period features, dream of tranquil gardens, or walking from the doorstep to enjoy the delights of the High Weald, this is the place that checks every box.

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The Property  
Ombudsman

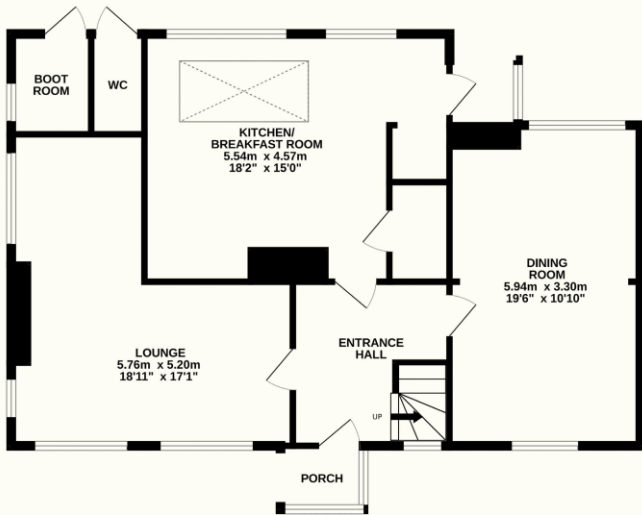
The Property  
Ombudsman  
LETTINGS



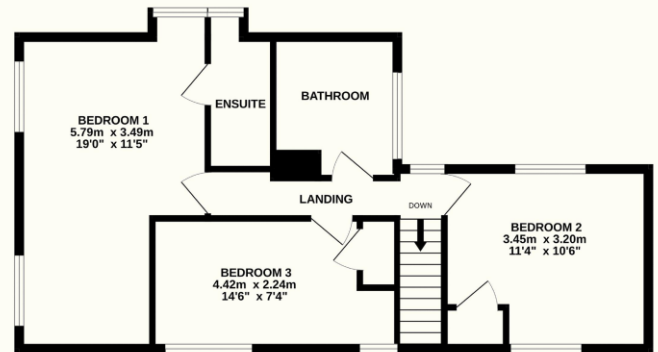




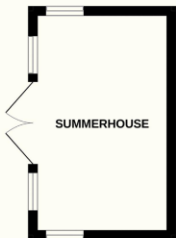
**GROUND FLOOR**  
86.0 sq.m. (925 sq.ft.) approx.



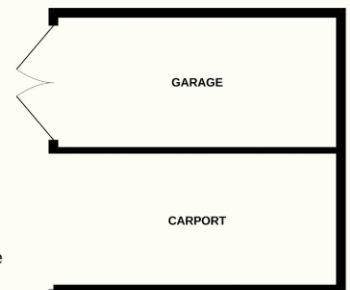
**1ST FLOOR**  
56.5 sq.m. (608 sq.ft.) approx.



**SUMMERHOUSE**  
10.6 sq.m. (114 sq.ft.) approx.



**GARAGE & CAR PORT**  
27.2 sq.m. (293 sq.ft.) approx.



**TOTAL FLOOR AREA : 180.3 sq.m. (1940 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: G**

**MAINTENANCE/SERVICE CHARGE: N/A**

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