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 **BEST**
ESTATE AGENT GUIDE
2023

 **BEST**
ESTATE AGENT GUIDE
2023 : EXCELLENT
SALES

Mutchley, New Pond Hill, Cross In Hand, East Sussex, TN21 0NB

Asking Price: £1,250,000 Freehold





Mutchley, New Pond Hill, Cross In Hand, Heathfield. TN21 0NB

Asking Price: £1,250,000 Freehold

A truly exceptional detached family house, cleverly extended and completely refurbished approximately seven years ago, and now comprising beautifully presented accommodation to comprise four double bedrooms, two en-suites and a bathroom, open plan main living space linked to the kitchen, plus a separate dining room, sitting room and snug/office, complete with parking, a detached 'lodge'/annex/gym/studio, swimming pool, gardens and woodland of approximately 2.5 acres.
EPC Rating: D

Mutchley is a fantastic house. It has been beautifully cared for and was extensively extended and refurbished by the current owners approximately seven years ago, to include new electrics, new heating, including underfloor heating across most of the ground floor, a new layout, new windows and roof, yet the house still retains its character and features, such as Malayan figures etched into glass, fireplaces and double glazed sash windows.

One enters via a covered verandah with a wide front door into the entrance hall, with a window to side and double doors to the hallway, with wooden flooring leading down to the main open plan living area.

A door on the left leads to the formal sitting room, with a deep-sill bay window to the front driveway, and a second window to front, a mix of modern wooden flooring and original parquet flooring, stone fireplace with a modern wood burner installed.

The dining room is opposite, with two doors to the patio and pool area, fireplace with a wood burner and shelved recesses to either side, wood effect herringbone tiled flooring and double doors to the open plan living space.



The open plan living space is sensational. To one end is a seating/dining space, with a further open fireplace and wooden flooring. To the other, is the seating/dining area opening onto and overlooking the patio and swimming pool. It is also open to the kitchen, with a large central island seamlessly linking the spaces.

The kitchen comprises a range of cream cupboards and drawers, with an offset coloured cooker surround housing the matching Aga. There are windows to two walls, two roof lights, granite worktops, stone tiled floor, integrated twin ceramic sink, etched drainer, dishwasher, fridge, freezer, two wine fridges, coffee machine, washing machine, tumble dryer and microwave.

The kitchen leads seamlessly into a rear lobby, complete with a shower and a door to the rear garden. Beyond this room is a cloakroom, comprising a WC and basin with a window to side.

At the far end of the open plan area, folding part glazed doors with the beautiful etched glass lead into a snug/family room, with a window to front and scope for a roof light, plus a wall of built in cupboards and shelves.

Stairs lead up from the open plan space to a first floor landing, with access to all the bedrooms and an airing cupboard.

The main bedroom is a lovely room, overlooking the woodland and enjoying a door to the en-suite, with

a stained glass window to front and stunning tiled walls and floor, with a cupboard unit with a marble top and inset sink, heated towel rail, WC and steps up to a bath with a shower above and shower screen.

The second bedroom is a lovely dual aspect room, with wooden flooring and a door to an en-suite shower room, complete with slate tiled floor and walls, enjoying a walk-in shower, WC and glass basin atop a cupboard, and a shelved recess forming a striking room.

The family bathroom is a different design, with a roll top bath, WC and basin atop a cupboard, heated towel rail, window to side, part tiled walls and tiled flooring.

The fourth bedroom has a window to front and a pretty feature fireplace to one wall and a fitted cupboard, with the third bedroom enjoying a window over the drive, a similar fireplace and matching fitted wardrobe. This room also has the loft access, forming a very useful storeroom/hobbies room with two velux windows.

Outside, one approaches via electric gates from the lane to a gravel driveway with flower bed borders leading to the house and the parking/turning area. To the side of the drive one can access the patios via an iron gate, with a large seating/alfresco dining area, with a further area beyond leading back around to the rear door, with a small kitchen garden.

The swimming pool is an above ground pool with a decking area surrounding, and fences beyond with climbing plants around the pool. Under the decking is the pump and cleaning equipment for the pool, as well as further storage space.

Dropping down from the pool via a flight of steps, there is an open area of levelled lawn, with flower bed borders and mature shrubs and trees. A gravel track from the driveway cuts across this lawn and leads down to the detached 'Lodge'.

The 'Lodge' forms a self-contained annex/holiday let/gym/studio, with its own electric heating and water heater and accommodation comprising a



large open plan living/kitchen and bedroom area, all overlooking and enjoying access to an area of private garden.

The room enjoys wood effect flooring, a range of white kitchen cupboards and granite worktops, integrated electric hob and washing machine and a matching island unit with the sink. There is a door to a shower room, comprising a tiled shower, WC and basin, airing cupboard and a window to side.

Beyond this, the garden slopes gently away into wonderful woodland, with several specimen trees and maturing specimen trees and shrubs, and bluebells galore! A path runs through the woods, with grassy open glades, and a stream along one side, complete with various bridges, including a wooden bridge with Malayan design influences.

Within the woodland is a large hard-standing area forming a chequerboard for an outdoor chess set. Just above that is a raised decking area, with an insulated Yurt, complete with wood burner, although this now requires attention.

The house is located in a rural spot between the villages of Cross in Hand and Waldron, but not remote. Cross in Hand is the nearest village, approximately 1 mile away, providing the nearest local shop at the Esso petrol station, a gym, pub, bespoke furniture store, bakery, tennis club and rugby club.

The nearby market town of Heathfield provides much more extensive facilities, including supermarkets, banks, post office, library, vets, doctors, cafes, restaurants, ironmongers, greengrocer, florists, jewellers to name but a few, plus other commercial and professional services.

Royal Tunbridge Wells and the coast at Eastbourne are both approximately half an hours drive. The nearest mainline station is at Buxted (7 miles), with services to London Bridge in around 1 hour 15 mins. Services to London Charing Cross can be found at Stonegate (9 miles). Gatwick is approximately 45 minutes drive away across the Ashdown Forest.



There are excellent and outstanding local primary schools in the nearby villages, and Heathfield Community Collage for secondary education, as well as a choice of private preparatory schools and secondary schools, many of which have mini-busses for rural pupils.

There is excellent access to local footpaths, numerous golf clubs, Bewl Reservoir, Glyndebourne Opera House, Buxted Park Hotel, Bedgebury Pinetum, Ashdown Forest and several National Trust properties.

Material Information:

Council Tax Band G (rates are expected to rise upon completion)

Mains electricity and water, modern private sewage treatment plant, oil fired central heating.

The property is believed to be of brick construction with a tiled roof.

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within the AONB.

The title has easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

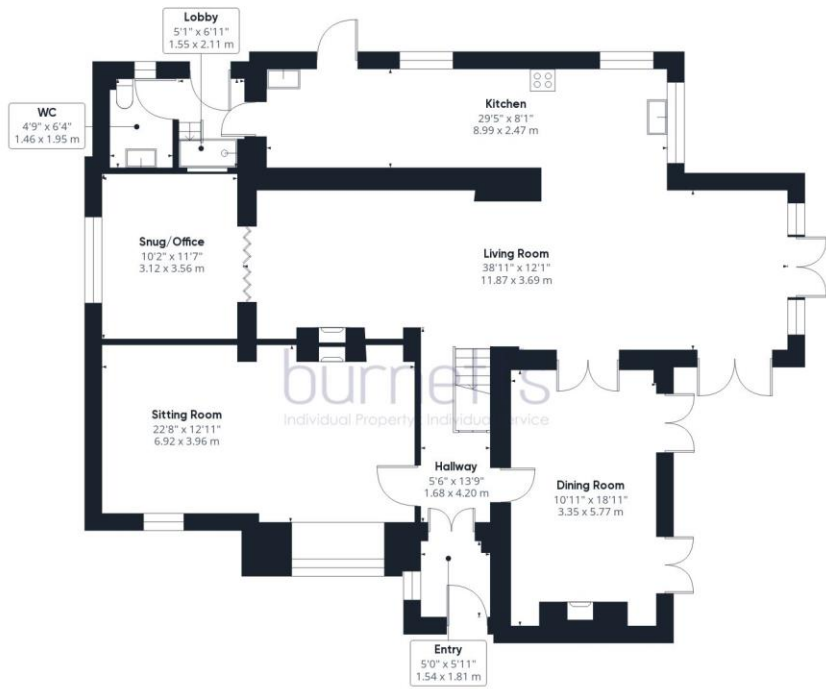
Broadband coverage: we are informed that Ultrafast broadband is available at the property.

There is mobile coverage from various networks.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

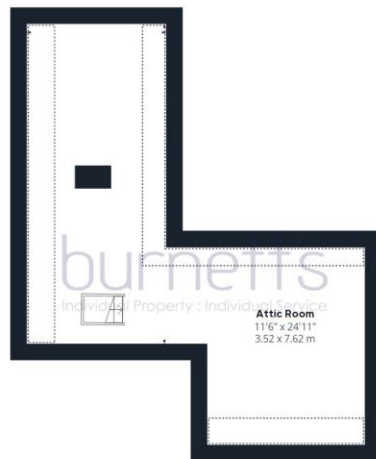
The property does not have step free access.



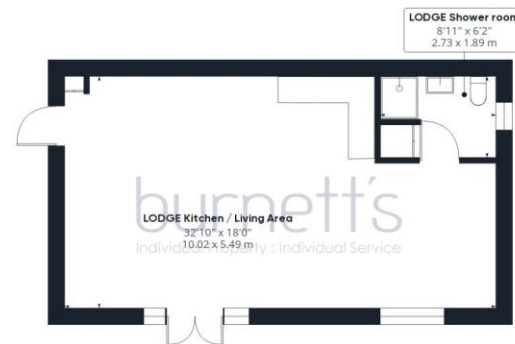
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3480.67 ft²

323.36 m²

Reduced headroom

136.25 ft²

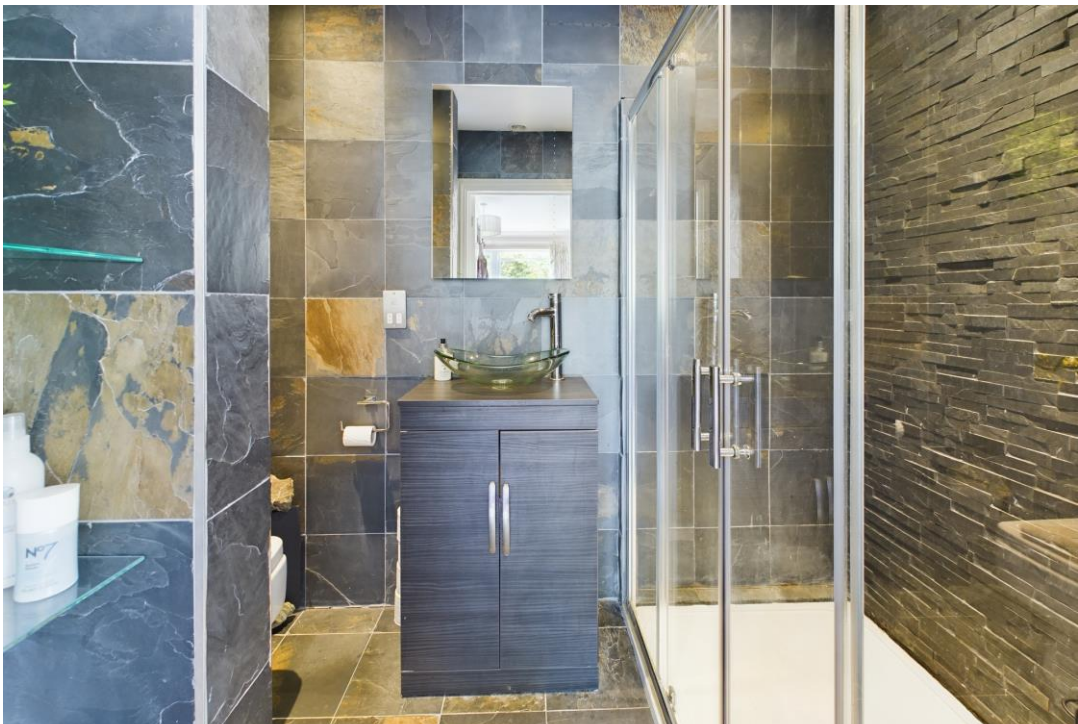
12.66 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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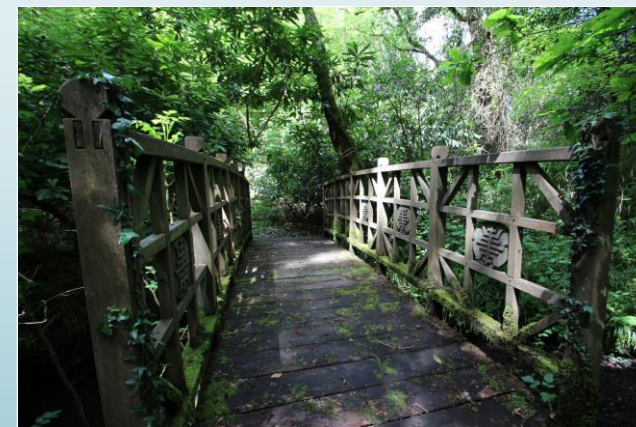
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Wadhurst: 01892 782287



Energy performance certificate (EPC)

Mutchley New Pond Hill Cross In Hand Heathfield TN21 0NB	Energy rating D	Valid until: 4 May 2034	Certificate number: 2120-8915-5040-9009- 9605
Property type	Detached house		
Total floor area	237 square metres		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.