



Hazelbrook, Back Lane, Cross In Hand, Heathfield

TN21 0QD

Guide Price **£800,000 – £850,000**

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Hazelbrook Back Lane

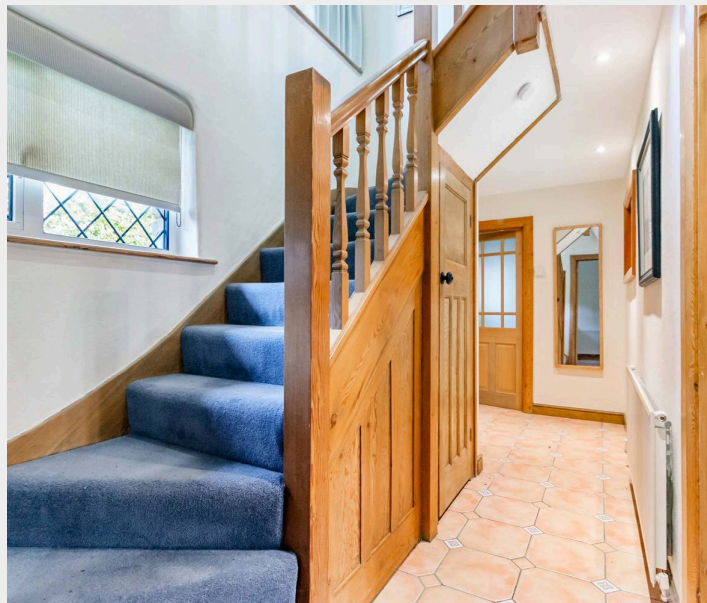
Cross In Hand, Heathfield

A most attractive and beautifully positioned three bedroom detached country home occupying stunning gardens and grounds of 0.78 of an acre with a detached two bay heritage style garage and stable block. Situated well within its plot off a rarely used country lane.

Hazelbrook is a magnificent Lions Green country home boasting a wealth of distinguishing character features throughout. The property offers tremendous potential for enlargement and could easily be extended to the side and rear to provide a substantial home. The gardens are a particular feature and surround the property on three sides, predominately laid to lawn with stable block found to one side and a summerhouse.

The property is entered via a storm porch which continues through to a spacious entrance hall with a cloakroom found nearby. The sitting and dining room are largely open plan with an attractive brick fireplace, woodburning stove and a set of French doors leading to the rear seating terrace. The kitchen/breakfast room is fitted with a matching range of units with granite worksurface and an Aga. There is a large utility room with sink and a cupboard housing the domestic boiler.

- A most attractive Lions Green detached country home sat behind a long driveway
- Occupying a stunning plot of 0.78 of an acre
- Detached heritage style oak framed garage





Hazelbrook Back Lane

Cross In Hand, Heathfield

The first floor provides a landing, a principal bedroom with eaves storage and en-suite shower room. There are two further bedrooms with bedroom 2 benefitting from an extensive range of built-in wardrobes and bedroom 3 has a wonderful sunroom and balcony enjoying a fine aspect of the garden. Finally, there is the family bathroom which is fitted with a white suite and enclosed bath.

Outside the front of the property is approached via a long driveway and five bar gate which in turn leads to the detached heritage style oak framed double garage. The rear garden is predominately laid to lawn flanked by mature trees. A York stone terrace adjoins the rear of the property. To one side is the stable block and within the garden is an attractive summer house. The whole enjoying much seclusion.

Council Tax band: G

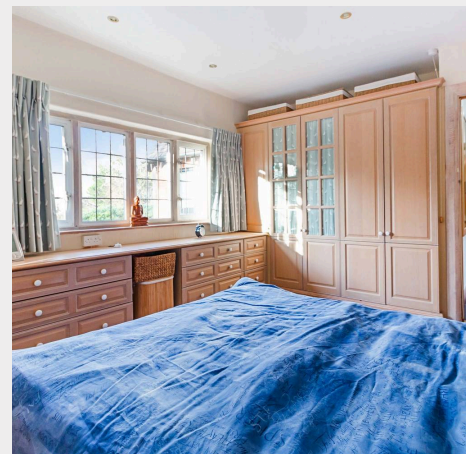
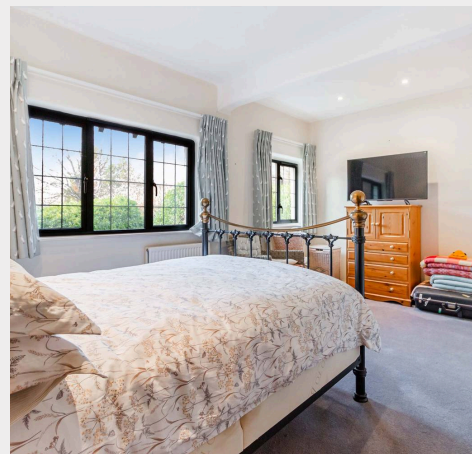
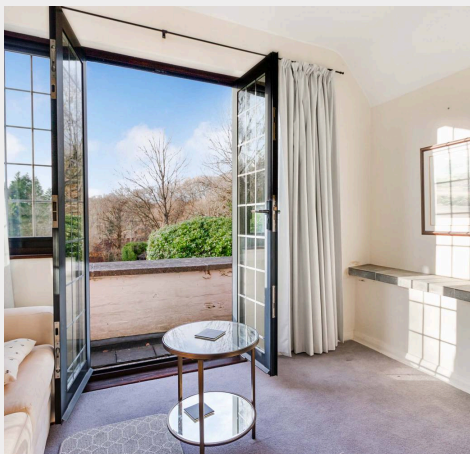
EPC E

Oil fired central heating

Private drainage

Tenure: Freehold

- Kitchen/breakfast room | separate large utility room
- Principal bedroom with en-suite shower room
- Sun room with balcony



Hazelbrook Back Lane Cross In Hand Heathfield, TN21

Approximate Gross Internal Area = 1478 sq ft / 137.3 sq m

Outbuildings = 355 sq ft / 33.0 sq m

Total = 1833 sq ft / 170.3 sq m

(Excluding Car Park)

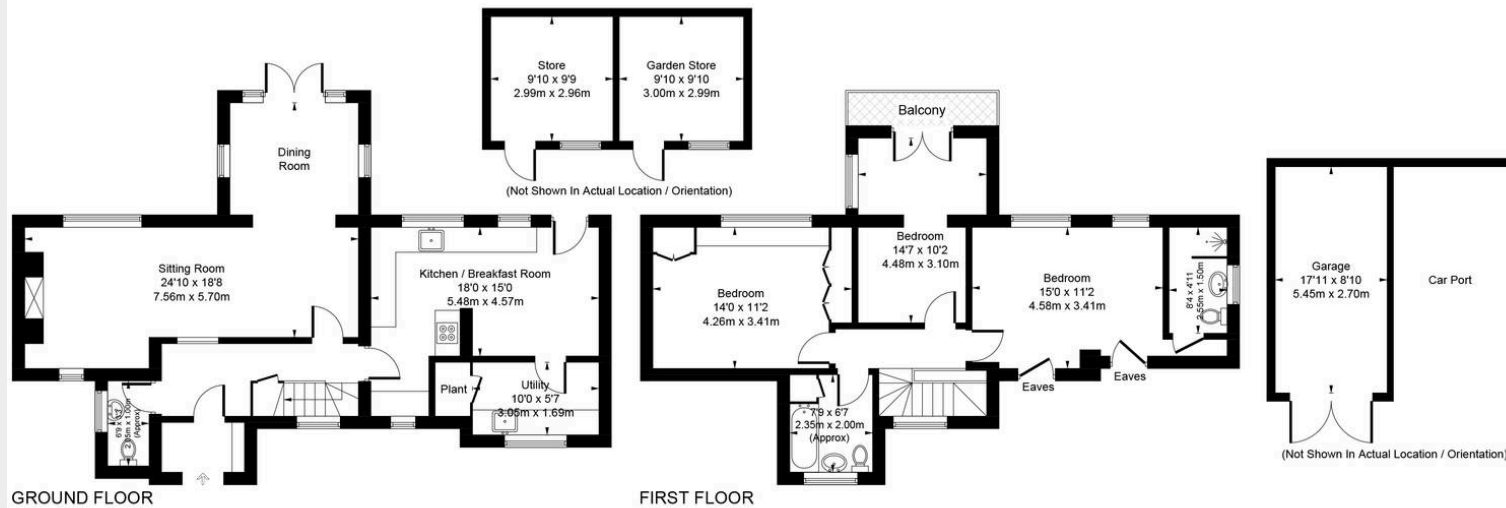


Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromap ltd.co.uk (ID1154882)

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