



**Sweet Magnolia, Cross In Hand TN22 0LS**  
Heathfield

Guide Price **£760,000**  
**MANSELL**  
**McTAGGART**  
— Trusted since 1947 —



# Sweet Magnolia

Cross In Hand, Heathfield

An outstanding brand new four bedroom two bathroom detached family home with a two bay oak framed heritage style garage. Forming part of a select, small development within walking distance of the Heathfield High Street.

Sweet Magnolia is a Victorian style designed two storey home constructed by Mid Sussex Homes. The attractive and symmetrical façade has a brick elevation with tripled glazed sash windows, underneath a hipped slate roof. The property has a unique ground floor layout, having two large reception rooms a spacious inner hallway with French doors leading out to a seating terrace which also adjoins the stunning kitchen/dining room.

The property extends to 1723 sq ft and is entered via a central hallway with a family room to one side and a stunning kitchen/dining room to the other. The kitchen is fitted with a matching range of units with integrated Neff appliances. A set of French doors open to the rear garden. Continuing through the hallway there is a utility room, a cloakroom and a formal triple aspect sitting room with two sets of French doors.







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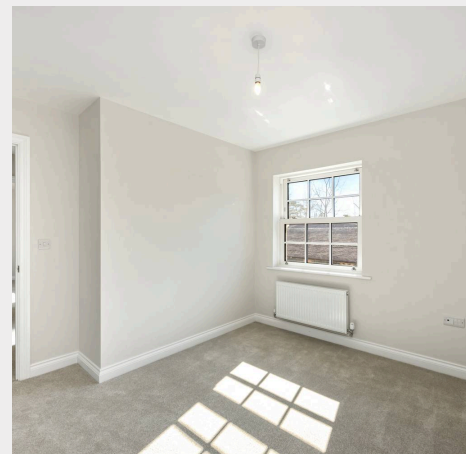
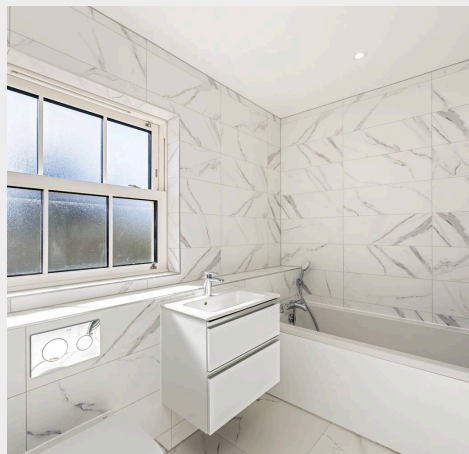
The first floor provides a spacious landing, four bedrooms and a family bathroom. The principal bedroom has built-in wardrobes and an en-suite shower room. The family bathroom comprises of an enclosed bath and a shower cubicle.

Outside, the front of the property is approached via a central pathway, the two bay attached garage lies opposite. The rear garden has been beautifully landscaped, with a stone seating terrace and a level lawn. The whole enclosed by close board fencing.

Council Tax band: TBD

Tenure: Freehold

- An exceptional brand new home occupying a pleasant plot
- Finished to an outstanding order
- Underfloor heating throughout the ground floor
- Stunning kitchen/dining room with stone flooring and worksurfaces
- Triple aspect sitting room & a separate Family Room
- Utility room
- Principal en-suite bedroom
- Three Luxury bathroom suite
- 10 new build warranty | EPC B
- Gas Central Heating | Heat recovery



# Tilsmore Wood



Ground Floor  
Approximate Floor Area  
1012.53 sq ft  
(94.08 sq m)

First Floor  
Approximate Floor Area  
710.47 sq ft  
(66.02 sq m)

Garage  
Approximate Floor Area  
389.0 sq ft  
(36.1 sq m)

Approximate Gross Internal Area (Excluding Garage) = 160.1 sq m / 1723.0 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.

**Mansell McTaggart Uckfield**

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