



HOPE COTTAGE, NEW POND HILL

CROSS IN HAND, HEATHFIELD - £575,000



Hope Cottage

New Pond Hill, Cross In Hand,
Heathfield, TN21 0LY

**Entrance Hall - Lounge With Wood Burning Stove -
Kitchen/Diner - Sitting Room - Utility Room/Cloakroom -
Landing - Three Double Bedrooms - Remodelled Family
Bathroom Plus Ensuite Shower Room - Good Size Mature Rear
Garden - Own Driveway & Single Garage**

An attractive three double bedroom semi-detached weather boarded cottage situated on a country lane and dating we believe to 1863, the property having been the subject of many improvements by the current owner including remodelled family bathroom and ensuite, spacious kitchen/diner and conservatory, utility/doakroom and two reception rooms one with a feature fireplace and wood burning stove. There is a good size mature garden to the rear and a garage with its own driveway.

ENTRANCE HALL:

Part-glazed wooden front door. Tiled floor.

LOUNGE:

Double glazed windows. Feature fireplace with wood burning stove, wooden mantel and stone hearth. Tiled floor. Inset spotlights. Radiator.

KITCHEN/DINER:

Kitchen area: Double glazed window. Quartz effect worktop with inset electric hob and filter hood above. Inset ceramic sink. Built-in double oven. Space for dishwasher. Tiled floor. Inset spotlights.

Dining area: Tiled floor. Feature exposed brick wall. Inset spotlights. Radiator.

CONSERVATORY:

Double glazed windows and double glazed French doors leading to the garden. Tiled floor. Radiator.



REAR LOBBY:

Double glazed door to the rear garden.

UTILITY ROOM:

Double glazed window overlooking the rear garden. Wood effect worktop with inset washbasin, space for washing machine and tumble drier. WC. Floor mounted oil-fired boiler. Inset spotlights. Coved ceiling.

SITTING ROOM:

Double glazed window. Wood effect flooring. Beamed ceiling. Inset spotlights.

BEDROOM ONE:

Double glazed window overlooking fields with fitted shutters. Radiator. Inset spotlights.

EN-SUITE SHOWER ROOM:

Double glazed window overlooking the rear garden. Vanity unit with inset wash basin, tiled splashback and cupboards under. Shower cubicle with thermostatic shower featuring a drencher head and hand-held shower. Tiled flooring. Chrome heated towel rail. Inset spotlights.

BEDROOM TWO:

Double glazed window overlooking fields to the front. Built-in wardrobes/cupboards. Inset spotlights. Radiator.

BEDROOM THREE:

Double glazed window overlooking the rear garden. Part panelled walls. Radiator.

FAMILY BATHROOM:

Double glazed window overlooking the rear garden. Panel enclosed bath with chrome mixer taps and hand-held shower attachment. WC. Pedestal wash basin. Tiled floor. Large walk-in shower cubicle with thermostatic shower featuring a drencher head and hand-held shower. Inset spotlights. Extractor fan.

OUTSIDE:

The property is approached via its own driveway leading to a single garage with power and light. The rear garden is mainly laid to lawn with a paved patio area, mature shrub and tree borders. Own driveway leading to a single garage. Electric car charging point.



SITUATION:

The property is situated within the popular Sussex village of Cross in Hand that provides a well-regarded local bakery, village pub, service station with general shop, health and fitness country club, tennis, rugby and bowls club. The thriving market town of Heathfield is only approximately five minutes drive to the East with its wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 and 8 miles distant respectively, both providing a service of trains to London in just over the hour. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 30 minutes' drive respectively.

VIEWING: By appointment with Wood & Pilcher 01435 862211

TENURE: Freehold

COUNCIL TAX BAND: E

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity

Heating - Oil-fired

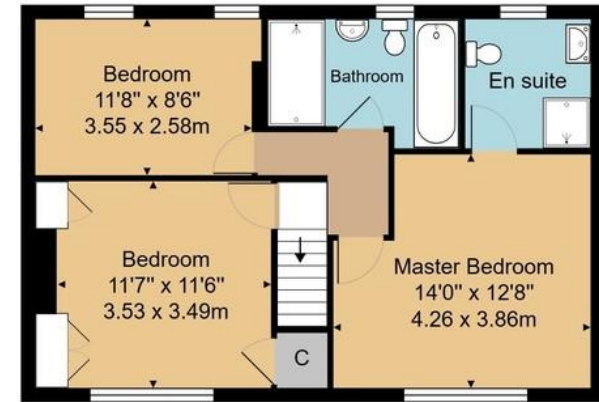
Private Drainage - Septic Tank situated in the garden of Hope Cottage and shared with neighbour

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

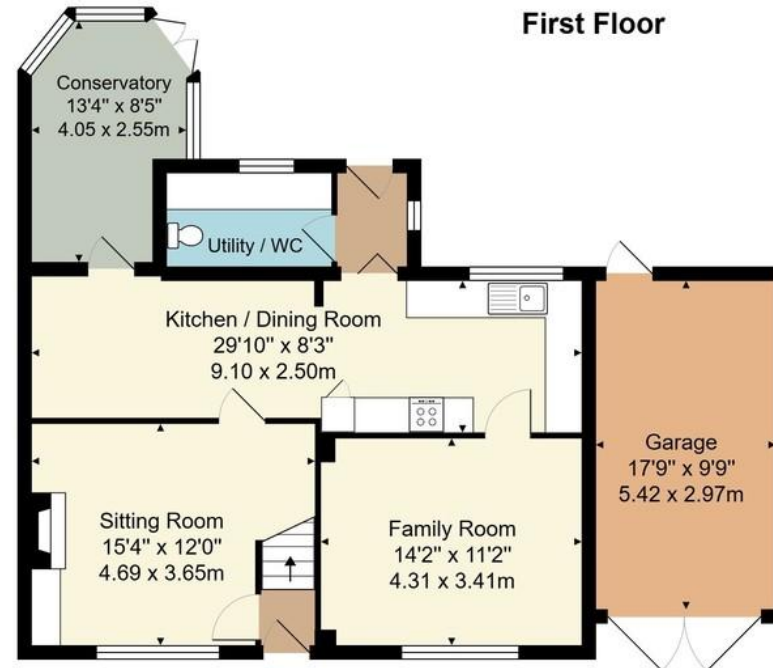


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First Floor



Ground Floor

House Approx. Gross Internal Area 1373 sq. ft / 127.5 sq. m
Approx. Gross Internal Area (Incl. Garage) 1560 sq. ft / 145.0 sq. m

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