



WAYSIDE HOUSE

Cross in Hand, Heathfield, East Sussex



MODERN FAMILY HOME WITH EXCELLENT ENERGY EFFICIENCY

This newly constructed semi-detached property offers beautifully presented accommodation, arranged over three floors, with a stunning kitchen/dining room as well as lawned gardens and a garage, located in a popular village, close to amenities and railway stations.

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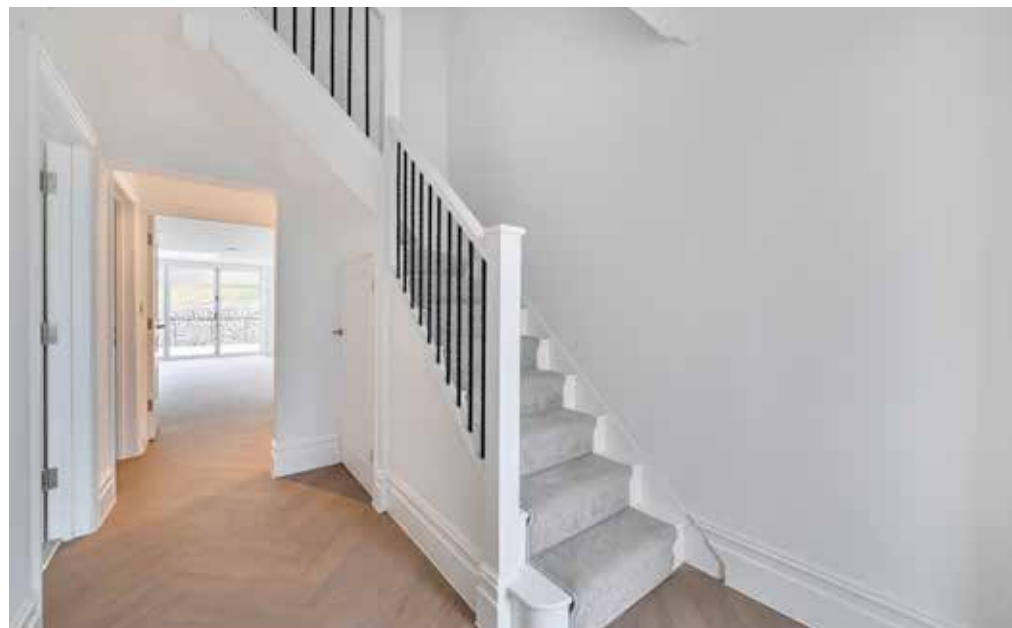
Local Authority: Wealden District Council

Council Tax band: F

Tenure: Freehold

Services: Mains water and electricity. Mains drainage. Air source heat pump. MVHR (Mechanical Ventilation with Heat Recovery) system. Solar panels. EV charging point.
Heathfield 0.7 of a mile. Buxted station 5.5 miles (London Bridge from 76 mins). Stonegate 8 miles (London Bridge from 59 mins). Tun Wells 13 miles (London Bridge from 45 mins).

Postcode: TN21 0SJ www.what3words.com/grain.overlook.recording



POPULAR VILLAGE LOCATION, CLOSE TO AMENITIES

The property is located within an area designated as the High Weald National Landscape Area, in the small village of Cross in Hand. The market town of Heathfield is less than a mile away and offers a wide range of facilities and shops (including Waitrose). The picturesque village of Mayfield is just 5 miles away with its historic buildings lining the beautiful High Street as well as shops, cafes and award-winning pub and restaurants. Regular train services to London are available from Buxted, Uckfield, Stonegate, Wadhurst, Etchingham and Tunbridge Wells.

There is a good choice of schooling in the area, in both the state and private sectors, including Mayfield, Bricklehurst Manor (Stonegate), Marlborough House Vinehall (Robertsbridge), St Ronan's (Hawkhurst), Holmewood House (Langton Green), Benenden School and Eastbourne College.



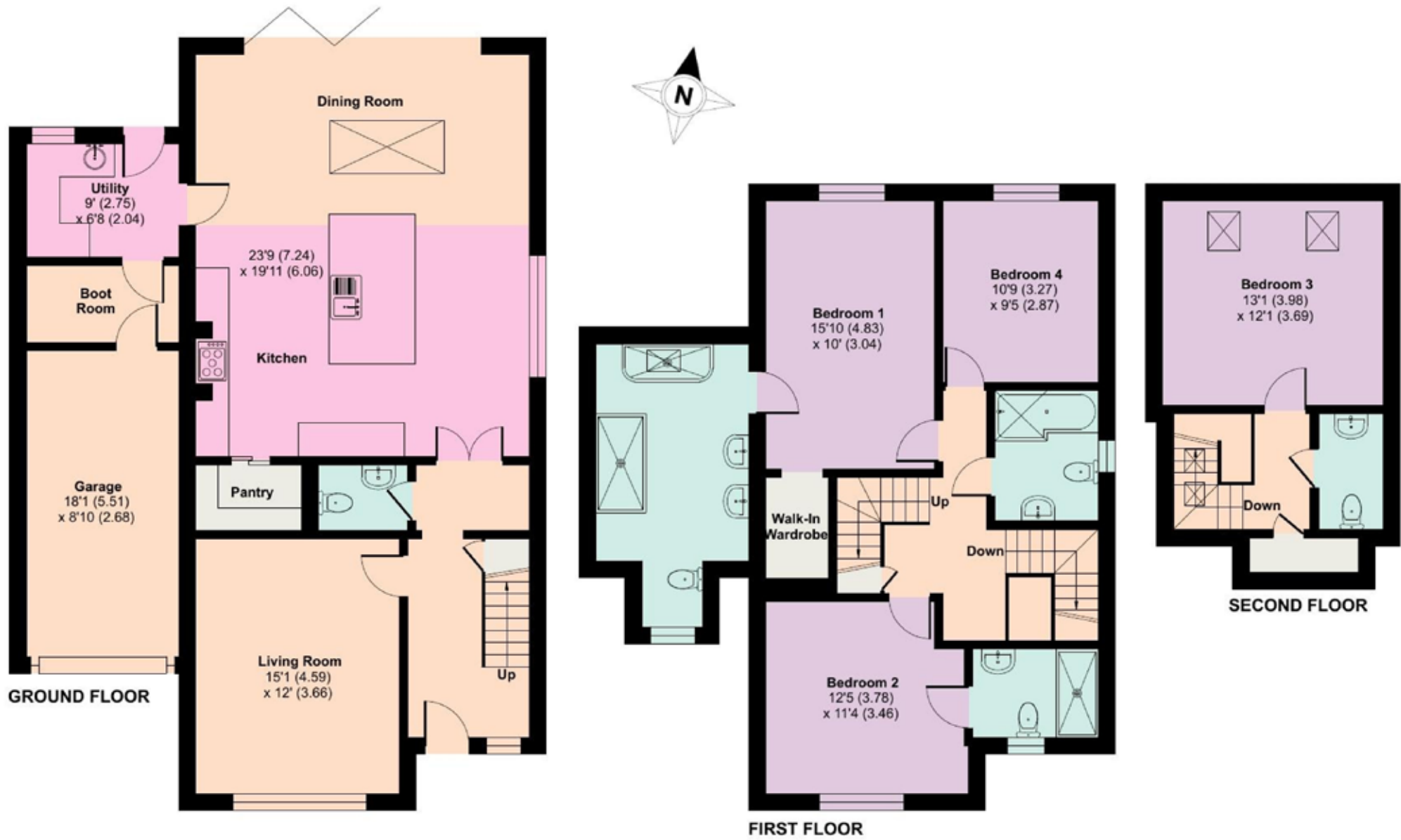


MODERN AND BEAUTIFULLY PRESENTED FAMILY SPACE

This newly constructed and beautifully presented semi-detached family house is located in a popular residential location and offers excellent energy efficiency credentials with an air source heat pump as well as ten solar panels, underfloor heating on the ground floor and a mechanical ventilation with heat recovery system. The construction of the house is ICF (Insulated Concrete Formwork) creating a highly insulated and sturdy home. The property also benefits from the balance of a 10 year Protek warranty from 2025. On the ground floor, a welcoming entrance hall gives access to the living room overlooking the front. The stunning kitchen/dining room at the rear of the home includes a beautifully appointed bespoke kitchen with extensive fitted units and integrated appliances, central island, fabulous roof lantern over the dining area and bi-fold doors opening out to the rear terrace and garden. Off the kitchen, there is a walk-in pantry and a utility room with a door to the rear, and a boot room with a door into the attached garage. On the first floor, the principal bedroom has a walk-in wardrobe and a luxuriously appointed en suite bathroom with 'his and hers' sinks, a modern bathtub and separate shower. There are two further good sized bedrooms on this level, one with an en suite shower room, as well as a family bathroom. A fourth bedroom and a w.c. are located on the second floor.

The house is approached over a shared driveway leading to the attached single garage and private parking area to the front of the house. To the rear there is a large paved terrace, edged with attractive gabion walls, ideal for al fresco dining and entertaining. Wide steps lead up to the lawned garden which is fenced / hedged on all sides.





Approximate Gross Internal Area =
House: 187.9 sq m / 2023 sq ft. Garage: 15.1 sq m / 163 sq ft.
Total: 203 sq m / 2186 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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