



CULVERWOOD COTTAGE FARM, LITTLE LONDON ROAD
CROSS IN HAND, HEATHFIELD – GUIDE PRICE £600,000 - £625,000

Culverwood Cottage Farm

Little London Road, Cross In Hand,
Heathfield, TN21 0AX

**Entrance Hall - Living Room - Dining Room - Kitchen/Breakfast Room -
Rear Lobby - Ground Floor Bath/Shower Room - Part Galleried First
Floor Landing - Four Bedrooms - First Floor WC - Enclosed Rear Garden
- Two Paddocks - Approximately 2.6 Acres - Large Driveway For
Multiple Vehicles & Double Garage**

A rare opportunity to acquire a spacious four bedroom mature semi-detached cottage situated in this semi-rural position with gardens and grounds and a variety of outbuildings extending to approximately 2.6 acres. The property requires some general updating with 2 receptions rooms, kitchen/breakfast room, ground floor bath/shower room and first floor WC and a large driveway with double garage. Viewing recommended and NO ONWARD CHAIN.

ENTRANCE PORCH:

Glazed leaded light panelled front door. Window to side and painted brick flooring with inner timber door with cast iron door furniture into:

ENTRANCE HALL:

Double glazed window to front. Stairs to first floor. Radiator. Latch timber door into:

LIVING ROOM:

uPVC double glazed leaded light window to front and rear. Natural stone built fireplace with inset grate and paved hearth and adjoining storage shelf. Wall mounted central heating control panel. Wall light points. Radiator. Timber latch door to:

DINING ROOM:

uPVC double glazed window to front. Wall light points. Wall mounted central heating thermostat. Door to cupboard housing Potterton LPG gas fired central heating boiler with useful storage below. Inset glazed display niche with shelving below. Low-level door to understairs storage and further latch door to useful shelved cupboard and wall mounted electric fuse box. Radiator. Timber latch door into:

KITCHEN/BREAKFAST ROOM:

Leaded light glazed window to front and side and door. Range of worktops with inset sink and drainer and mixer tap over. Matching cupboard and drawer units below. Space and fittings for oven and washing machine. Further dresser-style unit with cupboards below and glazed display shelving over. Breakfast area: Space for fridge/freezer. Recessed ceiling downlighters. Wall light point. Latch door to:



REAR PORCH:

uPVC double glazed door to outside and window. Latch door to:

GROUND FLOOR BATH/SHOWER ROOM:

Obscured leaded light glazed window to front. Fitted with a white suite comprising low-level WC, panelled bath with mixer tap over and hand held shower attachment. Enclosed shower cubicle. WC with concealed cistern set into vanity unit with worktop and wash basin with vanity mirror and cupboards over. Tiled to walls. Ceramic tiled flooring.

PART GALLERIED FIRST FLOOR LANDING:

Leaded light glazed window to front with views over fields. Access to loft space. Range of timber latch doors to:

BEDROOM ONE:

uPVC double glazed leaded light windows to rear overlooking the gardens and also to the front with views. Wash basin with cupboard below (sink currently not working). Wall light point. Radiator.

BEDROOM TWO:

uPVC double glazed leaded light to rear overlooking gardens. Door to airing cupboard with hot water tank and slatted shelving. Radiator.

BEDROOM THREE:

uPVC double glazed leaded light to rear overlooking gardens. Radiator.

BEDROOM FOUR:

Leaded light glazed window to rear overlooking gardens. Radiator.

UPSTAIRS CLOAKROOM:

Leaded light glazed window to front. Low level WC (not currently working due to broken handle) and wash basin. Part-tiled walls.

OUTSIDE:

The FRONT of the property is approached over a driveway providing off road parking for several vehicles (the neighbouring property owns a right of way over the driveway to its own drive) amidst areas of lawn. Access to a DOUBLE GARAGE. Gated access to the left of the property leads to a side area of garden with LPG tank. The REAR GARDEN enjoys a large flagstone paved patio terrace, mature areas of shrubs and trees and areas of lawn with pathways to useful garden OUTBUILDINGS including a greenhouse and two garden storage sheds. To the south of the garden and accessible via a wrought iron gate and a timber gate from the road is a hedge enclosed PADDOCK with two further large garden outbuildings and timber shed. A five bar timber gate leads into a further paddock extending down to the woodland. All believed to extend to approximately 2.6 acres.

There is a public footpath accessible from the road through paddock and into the larger paddock (but not into the rear garden itself).



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:

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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 - LPG

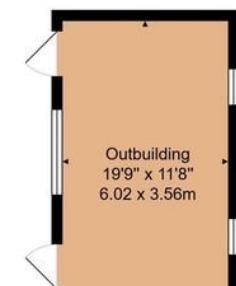
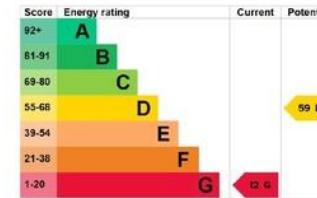
Private Drainage - Cesspool / Septic Tank

Rights and Easements - Public Footpath through Paddocks

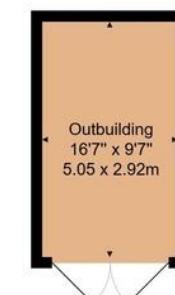
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements 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 obtained. 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.



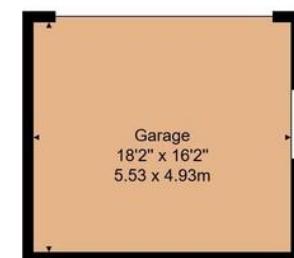
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Area: 231 ft² ... 21.4 m²



Area: 159 ft² ... 14.7 m²



Area: 294 ft² ... 27.3 m²

House Approx. Gross Internal Area 1373 sq. ft / 127.6 sq. m
Outbuildings Gross Internal Area 681 sq. ft / 63.3 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.

