



# THE RETREAT

CROSS IN HAND, HEATHFIELD - OFFERS IN EXCESS OF £595,000



**WOOD &  
PILCHER**  
Sales, Lettings, Land & New Homes



# The Retreat

Cross In Hand, Heathfield, TN21 0SR

**Entrance Porch - Entrance Hall - Family Room - Dining Room -  
Living Room - Kitchen/Breakfast Room - Utility Room -  
Cloakroom - Master bedroom With En-suite Shower Room -  
Three Further Bedrooms - Family Bathroom - Garage & Parking -  
Secluded Rear Garden - Far Reaching Views - Character Features**

Internal viewing is essential to appreciate this stunning Victorian semi-detached property arranged over four floors and with the benefit of stunning views to the South Downs to the rear. Situated in a village location, the property retains character features coupled with more modern benefits to include a wonderful fireplace in the dining room, high level skirting and various stained glass panelling throughout alongside a modern kitchen/breakfast room, double glazing and gas-fired central heating. The property also enjoys a single garage, off-road parking and a private garden with a large decked seating terrace.

Pathway leading to an attractive bespoke arched decorative front door with double glazed panels and outside coach-style light point into:

## **ENTRANCE PORCH:**

Attractive Victorian quarry tiled flooring with inlaid pattern and inner antique door with stained glass panels and overhead panel into:

## **ENTRANCE HALL:**

Stairs to first floor landing with painted and polished timber balustrade. Attractive display niches. Useful under stairs storage area with Victorian-style cast iron radiator. Recessed ceiling downlighters and range of exposed timber panelled doors to:

## **FAMILY ROOM/STUDY/5TH BEDROOM:**

uPVC double glazed bay window to front. High level skirting. Victorian-style cast iron radiator.

## **DINING ROOM:**

Exposed timber floor and high level skirting. Victorian-style cast iron radiator. Attractive open fireplace with paved inset and large grate with marble surround. Rectangular opening into:

## **LIVING ROOM:**

A beautifully appointed spacious and bright room with exposed ceiling beams, Velux windows and double glazed window giving an aspect over the garden and stunning countryside views to the South Downs in the distance. High level skirting. Victorian-style cast iron radiators. Contemporary gas-fired fireplace with useful timber shelving to side recess. Leaded-light glazed windows and atrium-style vaulted panels with turning staircase down to:





**KITCHEN/BREAKFAST ROOM:**

Double glazed windows to side and rear. A range of 'quartz' worktops with inset 1.5 bowl sink and drainer with mixer tap over. Matching cupboard and drawer units below incorporating large pan drawers. Dishwasher. Cupboard housing gas-fired central heating boiler. Beko Range with seven-ring gas hob, double oven, grill and plate warming drawer below. Breakfast bar: with cupboard and drawer units below. Recessed ceiling downlighters. Ceramic tiled flooring. Victorian-style cast iron radiator. Under floor heating. Two glazed panel doors into:

**UTILITY ROOM:**

uPVC double glazed window to side. Range of matching units to kitchen incorporating 'quartz' worktops and cupboard and drawer units. Butle's sink with mixer tap over. Space and plumbing for washing machine. Space for large American-style freezer. Recessed downlighters. Decorative arch. Victorian-style cast iron radiator. Under floor heating. Ceramic tiled flooring. Exposed timber panelled door to:

**GROUND FLOOR CLOAKROOM:**

White suite with low-level WC, wash basin with tiled splashback. Ceramic tiled flooring. Extractor fan. Recessed ceiling downlighters.

**FIRST FLOOR LANDING:**

Recessed ceiling downlighters. Fitted smoke detector. Range of exposed timber doors, some with glazed display panels over to:

**BEDROOM TWO:**

uPVC double glazed window to rear giving an aspect over the garden and stunning countryside views to the South Downs in the distance. Attractive feature fireplace. High level skirting and coved ceiling. Victorian-style cast iron radiator.

**BEDROOM THREE:**

uPVC double glazed window to front. High level skirting and coved ceiling. Attractive fireplace with tiled inset and marble surround. Victorian-style cast iron radiator.

**BEDROOM FOUR:**

uPVC double glazed window to front. High level skirting and coved ceiling. Victorian-style cast iron radiator.

**BATHROOM:**

A superb sized bathroom with white suite and chrome-effect fittings comprising low-level WC, wash basin inset into vanity unit with light over and shavers socket, panelled bath with mixer tap and hand-held shower attachment and separate shower cubicle with sliding doors and being tiled within. Ceramic tiled flooring. Feature fireplace. Recessed ceiling downlighters. High level skirting. Under floor heating. uPVC window to rear giving an aspect over the garden and stunning countryside views to the South Downs in the distance. Stairs rising from first floor landing to:

**MASTER BEDROOM:**

A bright and spacious room with uPVC double glazed window to side and Velux double glazed windows to rear giving an aspect over the garden and stunning countryside views to the South Downs in the distance. Recessed ceiling downlighters. Access to useful eaves storage. Victorian-style cast iron radiator. Exposed timber door to:



### EN-SUITE SHOWER ROOM:

Fitted with a white suite with chrome-effect fittings comprising low-level WC, wash basin inset into vanity unit with tiled splash back and shower cubicle with sliding doors. Recessed ceiling downlighters. Shavers socket. Obscure glazed tiles allow natural light into the room. Ceramic tiled flooring. Victorian-style cast iron radiator.

### OUTSIDE:

There is a pathway to the front and a shared access with the property to the left leading to driveway providing OFF ROAD PARKING for 3 vehicles and attached GARAGE with up-and-over door and power and light. A south facing garden with seating area with outside tap. Gravelled area leading to an open plan area of lawn offering a surprising degree of privacy with a large decked seating terrace and outside power point all being fence and hedge enclosed and enjoying stunning countryside views towards the South Downs.

**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](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas-fired  
Rights and Easements - Access over shared driveway from High Street.

### AGENTS NOTE:

We have produced a virtual video/tour of the property to enable you to obtain a better picture of it. We accept no liability for the content of the virtual video/tour and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

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



27 High Street, Heathfield,  
East Sussex, TN21 8JR  
Tel: 01435 862211

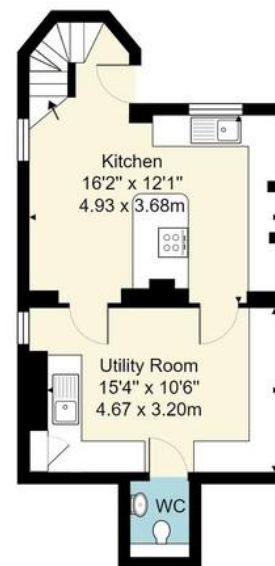
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Second Floor



Lower Ground Floor



Ground Floor



First Floor

Approx. Gross External Area 2286 sq. ft / 212 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.