



LITTLE LONDON ROAD

CROSS IN HAND, HEATHFIELD - GUIDE PRICE £625,000 - £650,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

The Chase

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

**Dining Room - Kitchen/Breakfast Room - Sitting Room -
Study/Family Room - Utility Room - Cloakroom - Spacious First
Floor Landing - Shower Room - Three Bedrooms - Bathroom -
Mature Gardens To Side & Rear - Driveway Providing Off-Street
Parking For A Number Of Vehicles**

A charming and individual attached three bedroom cottage with the original parts of the building dating back we believe to the late 1800's. The property features beautifully maintained gardens to the front, rear and side, inglenook style fireplace, a wealth of exposed beams and exceptionally wide wooden doors. There is a large sitting room and separate dining room, family room, kitchen/breakfast room and utility room. There is a good sized family bathroom plus a separate shower room.

DINING ROOM:

Leaded light double glazed windows. Radiator. Beamed and wooden panelled ceiling. Second staircase leading to bedroom.

KITCHEN/BREAKFAST ROOM:

Dual aspect with leaded light windows overlooking the garden. Range of cream fronted cupboards and drawers with laminate worktops and inset sink. Inset electric hob and built-in double oven. Part tiled walls. Quarry tiled floor. Space for washing machine and dishwasher. Radiator. Door to garden.

SITTING ROOM:

Beamed and panelled ceiling. Feature inglenook style brick fireplace with wood burning stove. Leaded light windows with secondary glazing. Cupboard housing electric consumer unit.

STUDY/FAMILY ROOM:

Double glazed velux roof windows. Dual aspect with leaded light secondary and double glazed windows. Radiators.

UTILITY ROOM:

Velux double glazed roof window. Laminate wood effect worktop with space for washing machine and tumble drier. Window. Door to garden.

CLOAKROOM:

WC, wash hand basin with cupboard under. Velux double glazed roof window. Extractor fan. Inset spotlights.



Stairs to spacious FIRST FLOOR LANDING: Double glazed window. Beamed and panelled ceiling. Built-in linen cupboard. Access to loft with pull down ladder.

SHOWER ROOM:

WC, wash basin with cupboard under, shower cubicle with 'Mira' electric shower. Velux double glazed roof window. Radiator. Heated towel rail.

BEDROOM ONE:

Dual aspect with leaded light double glazed windows. Radiator. Range of 'Hammond' fitted wardrobes with cupboards above and drawer unit.

BATHROOM:

White suite comprising panel enclosed bath with chrome mixer taps and shower attachment, folding shower screen, pedestal wash hand basin, WC. Leaded light double glazed window. Heated towel rail. Radiator. Airing cupboard housing hot water cylinder with slatted shelves housing boiler controls and control panel for the solar panels which are located on the roof and provide heating for the hot water. Inset spotlights. Part tiled walls. Wood effect flooring.

BEDROOM TWO:

Leaded light double glazed window overlooking garden. Range of 'Sharp' fitted wardrobes. Radiator.

BEDROOM THREE:

(Which can be accessed via its own stairway or from bedroom two). Radiator. Velux double glazed roof window. Inset spotlights. Built-in cupboard.

OUTSIDE:

The property is approached via a wooden five bar gate leading into its own DRIVEWAY providing OFF STREET PARKING for a number of vehicles. The FRONT garden is mainly laid to lawn with mature shrubs and trees. There are mature well stocked gardens to the side and rear. The REAR garden is mainly laid to lawn with mature shrubs and trees, paved patio. Raised vegetable beds. Outside tap. Timber SHED. GREENHOUSE. Summer house. Oil tank.

SITUATION:

The property is situated on the outskirts of 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 distance 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 distance with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 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 - Oil-fired plus Solar panels for hot water
 Private Drainage - Septic Tank located in garden but shared with neighbour
 Rights and Easements - neighbour has right of way over first section of driveway

AGENTS NOTE 1:

The first section of the driveway prior to the gate is owned by this property but the neighbouring property has a right of access across.

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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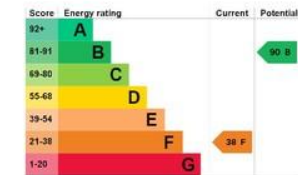


First Floor



Ground Floor

Approx. Gross Internal Area
 1903 ft² ... 176.8 m²



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.