

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Cross In Hand Road, Heathfield, TN21 0UT

- ▼ 4 Bedroom Detached
- ▼ Garage & Driveway
- ▼ Large Garden
- ▼ 3 Bathrooms
- ▼ Home Office
- ▼ Annexe Potential



### EPC RATING

Current:

65 | D

Potential:

76 | C

**£600k - £650k**



## Cross In Hand Road, Heathfield, TN21 0UT

This well-proportioned 4/5 bedroom detached family home is set back from the road behind a large, gated driveway, offering ample off-road parking and a strong sense of privacy. Ideally positioned in a convenient and sought-after location, the property benefits from excellent bus routes and is within easy walking distance of Cross In Hand Primary School and Heathfield High Street, providing a wide range of shops, cafés and local amenities. The property boasts a wealth of character features, including original fireplaces, which add charm and period appeal throughout. The ground floor offers flexible and versatile living accommodation, ideal for modern family life. A spacious kitchen/lounge/dining area forms the heart of the home, which plenty of worktop and cupboard space and a sociable kitchen island. Additionally, there is a separate sitting room with working fireplace and a gorgeous conservatory overlooks the garden and provides a bright additional reception space. Practical features include a utility room and shower room, while a ground-floor study/bedroom and reception rooms offer excellent annexe potential, making the layout well suited for multi-generational living or home-based working. Upstairs, the property provides three well-sized bedrooms and a family bathroom, with a further generous sized bedroom on the 2nd floor, offering gorgeous views over the countryside. Outside, the home truly excels. The large rear garden is thoughtfully arranged with a sociable decked area, ideal for outdoor dining and entertaining, alongside vegetable patches for keen gardeners. The garden offers both space and privacy, making it perfect for families and those who enjoy outdoor living. Further benefits include a detached garage and additional outbuilding/home office, providing excellent storage or workspace options. Overall, this is a substantial and adaptable home combining period charm, space and convenience, with strong potential to tailor the accommodation to individual needs.

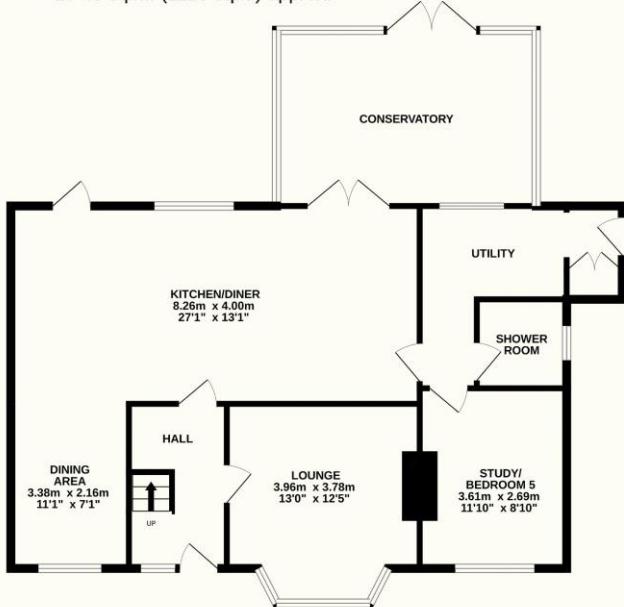
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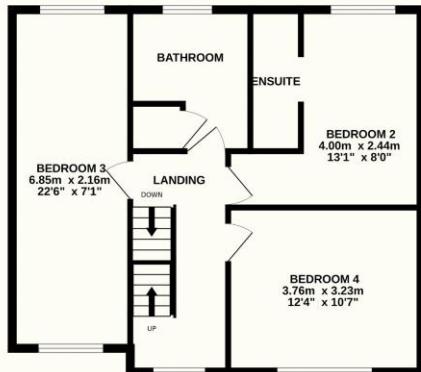


GROUND FLOOR  
104.8 sq.m. (1128 sq.ft.) approx.

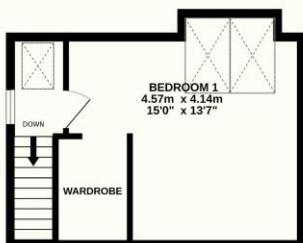


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1ST FLOOR  
59.5 sq.m. (640 sq.ft.) approx.



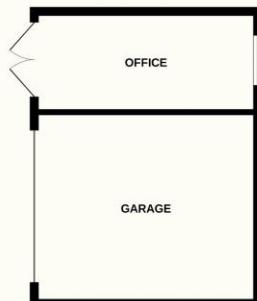
2ND FLOOR  
25.6 sq.m. (276 sq.ft.) approx.



TOTAL FLOOR AREA: 216.5 sq.m. (2331 sq.ft.) approx.

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

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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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