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Peter Oliver



Cross In Hand, Heathfield, TN21 0SR

- ▼ Deceptively Spacious
- ▼ Garage and Parking
- ▼ Garden With Views
- ▼ 4 Bedrooms, 3 Receptions
- ▼ Character Features
- ▼ En-Suite, Cloakroom



### EPC RATING

Current:  
69 | C

Potential:  
76 | C

Guide Price  
£575,000-£600,000



## Cross In Hand, Heathfield, TN21 0SR

A deceptively spacious and beautifully presented family home that must be viewed to be fully appreciated, this charming period property effortlessly combines elegant traditional features with modern living across four well-designed floors. Tucked away in an elevated position with a driveway to the rear providing off-road parking for 3 vehicles and garage that fits another car, this home is a true hidden gem. Internally, the property boasts a wealth of character, including original fireplaces, decorative cornicing, and sash-style windows. The accommodation is generous and versatile, offering five bedrooms (or four plus a study), three reception rooms, and three bathrooms. The lower ground floor features a large, modern kitchen/breakfast room with underfloor heating and a spacious utility room, both perfect for family living and entertaining, along with a convenient WC. On the ground floor, you are welcomed via an elegant entrance hall leading to a family room/study which could be served as a 5th bedroom, a formal dining room with working open fire, and a large, bright lounge. The first floor provides three well-proportioned bedrooms, two having original fireplaces and a stylish family bathroom also with original fireplace, while the top floor houses a superb master bedroom complete with its own shower room and ample eaves storage. Externally, the property is just as impressive, boasting a gorgeous, private garden laid to lawn, with a raised decking area offering stunning views of the surrounding hills—an ideal spot for outdoor dining or simply relaxing and enjoying the scenery. A detached garage adds further convenience and storage. This property truly offers a rare combination of period charm, flexible space, and breathtaking outdoor surroundings. Early viewing is highly recommended.

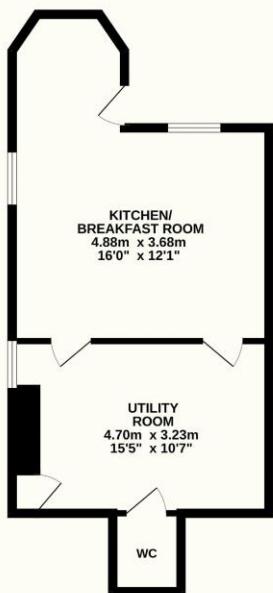
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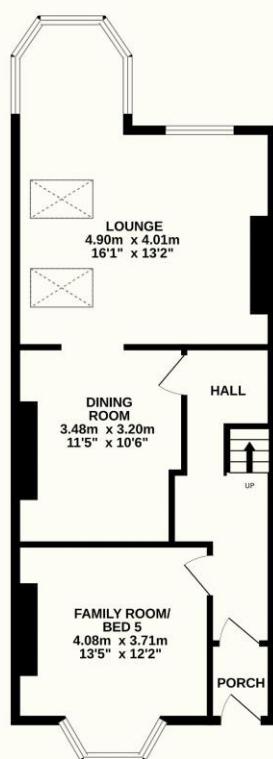




LOWER GROUND FLOOR  
42.7 sq.m. (460 sq.ft.) approx.



GROUND FLOOR  
61.0 sq.m. (656 sq.ft.) approx.



1ST FLOOR  
45.6 sq.m. (491 sq.ft.) approx.



2ND FLOOR  
24.8 sq.m. (267 sq.ft.) approx.



TOTAL FLOOR AREA : 192.1 sq.m. (2068 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: E

MAINTENANCE/SERVICE CHARGE: N/A

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