



SHEEPSETTING LANE, CROSS IN HAND, TN21 0XG £675,000



Vendors' photo taken in the Spring

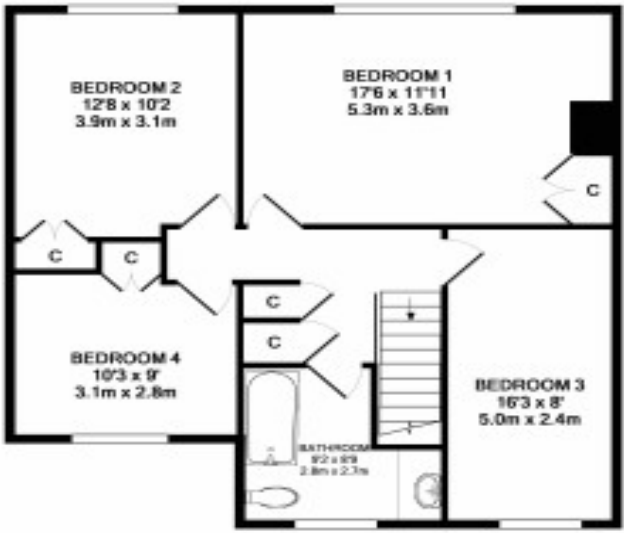


**Immaculate 4/5 Bedroom Detached House
 Large Kitchen/Breakfast Room
 Large Sitting Room/Dining Room
 Study/Bedroom 5
 Cloakroom/Shower Room and Family Bathroom
 Driveway and Double Garage
 Extensive Gardens
 Excellent Location
 Planning Permission for first floor extension
 Walking distance of the High Street**

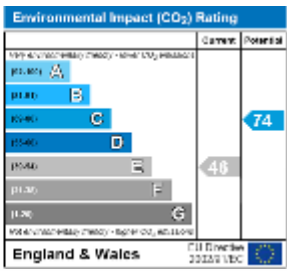
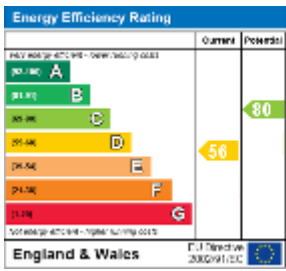


GROUND FLOOR
 APPROX. FLOOR
 AREA 1256 SQ.FT.
 (116.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2002 SQ.FT. (186.0 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 indicative 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.
 Made with Metropix i2015



1ST FLOOR
 APPROX. FLOOR
 AREA 747 SQ.FT.
 (69.4 SQ.M.)



PLEASE NOTE: These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the Agents then a request should be made and specific written confirmation can be provided. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances remaining have not been tested and no warranty can be given or implied as to their working condition. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific and requested written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.
 Tel: 01435 868020. Fax: 01435 864441. www.westwoodsestateagents.co.uk

An absolutely immaculate detached house with accommodation comprising spacious entrance hall, cloakroom, large kitchen/breakfast room with utility area, large sitting/dining room, study/bedroom 5, 4 double bedrooms, family bathroom, driveway providing off-road parking for several vehicles, double garage and extensive, private, mature gardens. The property also benefits from UPVC double glazing and gas-fired central heating and the whole extends to approx. 0.45 acre (TBC).

AGENTS NOTE: This property has full planning permission for a further bedroom and en-suite/dressing room extension above the garage. Details available on Wealden District Council website ref. WD/2018/1721/F or in our office.

Council tax : Band G. 2019/2020 £3311.45 P.A.

Services: Mains water, mains drainage. Gas central heating.

Council Tax Band G - 2018/2019 £3,187.59

The property is about 1/4 of a mile walk from Heathfield Town Centre with its range of shopping and banking facilities. The area is well served with a range of well regarded primary schools with secondary education being available at the nearby Heathfield Community College.

There are mainline railway stations at both Stonegate and Etchingham (both of which

ENTRANCE HALL 19'09" x 9'02" (max) Extended to provide a spacious and light entrance hall with stairs rising to the first floor, understairs cupboard.

CLOAKROOM/SHOWER ROOM White suite comprising low level W.C., wall-mounted wash handbasin, shower unit with fitted shower, extractor fan, obscure glass window to the side.

KITCHEN/BREAKFAST ROOM 18'05" x 9'07" and 24'01" x 7'02" A very large L-shaped room with modern fitted wall and base units, laminate worksurfaces over, 1 1/2 bowl stainless steel sink unit with mixer tap, Neff electric hob, Neff gas hob, Neff built-in double oven/grill and hot plate, integrated dishwasher, integrated recycling bins, built-in Samsung American style fridge/freezer, wooden flooring, windows to the front and side, further internal window to the dining room.

UTILITY AREA At the end of the breakfast area in the kitchen with space for tumble dryer, space and plumbing for washing machine, space for further fridge/freezer, door to the patio and rear garden.

SITTING ROOM/DINING ROOM 28'02" x 11'11" widening to 14'0" A bright and spacious room with 3 sets of windows overlooking the rear garden, brick built, open fireplace with tiled hearth and wooden mantle over, French doors to the patio and rear garden.

STUDY/BEDROOM 5 13'10" x 7'11" Window to the front.



Vendors' photo taken in the Spring





FIRST FLOOR LANDING Airing cupboard and linen cupboard, hatch to part-boarded loft via ladder access.

BEDROOM 1 17'06" x 11'11" Range of modern, built-in wardrobe cupboards with integrated dressing table and drawers, large mirror over, further built-in wardrobe cupboard, window overlooking the rear garden.

BEDROOM 2 11'10" x 10'02" Built-in storage cupboard with hanging rail, window overlooking the rear garden.

BEDROOM 3 16'02" x 7'11" Windows to the front and side (part obscure).
Agents' note: There is lapsed Planning Permission to extend this room over the garage.

BEDROOM 4 10'03" x 8'10" Built-in double wardrobe cupboards, window to the front.

FAMILY BATHROOM 9'02" x 8'09" White suite comprising low level W.C., bath with Victorian style mixer tap and shower attachment, built-in vanity unit with wash basin and storage cupboards, obscure window to the front.

DRIVEWAY, GARAGE AND FRONT GARDEN Large driveway providing off-road parking for several vehicles, double garage with up and over door and housing gas-fired central heating boiler. Large front garden laid to lawn and bordered by mature trees and shrubs, post and rail fencing.

REAR GARDEN Gated, side access to the front, very large paved patio seating area with paved steps down to the extensive, private and attractive rear gardens planted with a variety of mature trees and shrubs, flower borders, garden shed, greenhouse, vegetable plot, the whole backing onto the surrounding countryside and fenced to the three sides.



