



Herons Rest,
3 Walderne Gardens,
Cross in Hand,
Heathfield,
East Sussex,
TN21 0FW

 Campbell's

3 Walderne Gardens

Set in an exclusive development within a lovely rural setting this beautifully designed five bedroom home enjoys well planned accommodation arranged over two floors with a glasshouse extension, established gardens, a triple garage and ample parking.

Features

EXCLUSIVE DEVELOPMENT

5 DOUBLE BEDROOMS

ESTABLISHED GARDENS

AREA OF WOODLAND

TRIPLE GARAGE

EXCEPTIONALLY PRESENTED

1.206 ACRE PLOT

CCTV

LARGE LOFT SPACE

BUILT 2019

GLASSHOUSE

BUILDER WARRANTY



Description

Viewing is essential to appreciate this beautifully designed five bedroom house that presents attractive brick and tile hung elevations below a tiled roof with the balance of a ten year building warranty. The property sits in a private setting off a country lane within an Area of Outstanding Natural Beauty yet is close to the market town of Heathfield. Built to an exacting standard, the accommodation is arranged around a large reception hall with a mono string oak staircase that rises to a galleried landing. All the principle rooms open out to the patio and gardens with an impressive glassroom, with fitted electric blinds. Both reception rooms are of excellent proportion and at the heart of the house is a beautifully designed kitchen with an extensive list of Miele and AEG appliances, all arranged around a centre island with quartz working surface. The house benefits from all the latest refinements with incredible insulation values and an efficient oil fired boiler. There is under-floor heating to the ground floor and bathrooms and bespoke radiators to the first floor. The property is set in the centre of this exclusive development of just five homes approached over a private estate road where an entrance leads to a private bonded gravel driveway. The gardens are a real feature having been extensively planted with a paved patio that wraps around and opens out onto a large expanse of lawn that leads down to the duck pond with a small area of woodland backing onto Darches Wood which is a local protected woodland and available for walking.

Directions

From the centre of Heathfield proceed to Cross in Hand turning left onto the Lewes Road and immediately left into Back Lane. Proceed for approximately 1/2 mile where the entrance to the development will be seen on the left hand side.



THE ACCOMMODATION

With approximate dimensions comprises COVERED PORCH with hardwood panelled door through to

RECEPTION HALL

27' 5" x 9' 7" (8.36m x 2.92m) With window to front, polished porcelain flooring, Monostringer oak staircase.

SHOWER ROOM/CLOAKROOM

10' 1" x 6' 11" (3.07m x 2.11m) max narrowing to 3' 6" (1.07m) Porcelain tiled flooring, floating vanity sink unit with Limestone circular bowl sink with mixer tap, heated towel rail, low level wc and large sliding glazed shower enclosure.

LIVING ROOM

28' 1" x 18' 0" (8.56m x 5.49m) A triple aspect room having a central fireplace with inset wood burning stove.

ERHARDT GLASS HOUSE

13' 1" x 11' 6" (4m x 3.5m) fully glazed with fitted electric blinds and glass sliding doors on three sides that can be opened out to the patio.

KITCHEN/BREAKFAST ROOM

30' 8" x 19' 3" (9.35m x 5.87m) max, An impressive triple aspect room with recessed lighting, arranged around a central island, polished porcelain tiled flooring, fitted with a range of base and wall mounted cabinets incorporating intelligent storage systems with integrated bin store, dishwasher, wine cooler. There is an AEG fridge/freezer and a bank of Miele ovens. The extensive area of Quartz work surface incorporates a stainless steel sink with etched drainer, Quooker hot water tap. The centre island incorporates a breakfast bar with five ring induction hob and extractor canopy above.

UTILITY ROOM

10' 0" x 8' 5" (3.05m x 2.57m) Window to rear, door to outside, fitted with a further range of base and wall mounted units with Miele washing machine and tumble dryer, stainless steel sink with mixer tap and drainer.

DINING ROOM

18' 5" x 10' 7" (5.61m x 3.23m) Widening to 14' 7" (4.45m) with large window looking out over the gardens and beyond.

FIRST FLOOR LANDING

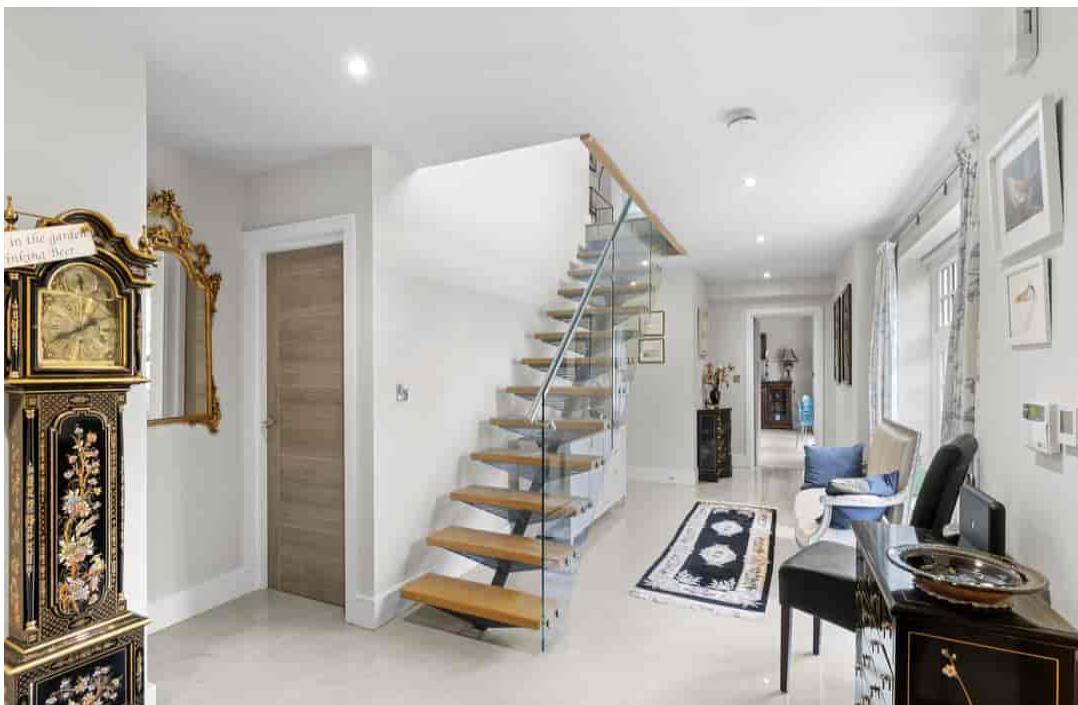
30' 2" x 5' 10" (9.19m x 1.78m) With window to front, recessed lighting, large double cupboard with hot water tank and linen storage.

BEDROOM

15' 6" x 10' 4" (4.72m x 3.15m) With window to rear, double wardrobe with hanging and shelving.

BATHROOM

11' 8" x 7' 1" (3.56m x 2.16m) With obscured window to side, tiled floor and walls and fitted with a wet room shower area with glazed screen, centre bath with freestanding tap and shower head, concealed cistern wc, vanity sink unit with mirror above.





BEDROOM

14' 0" x 9' 10" (4.27m x 3.00m) With window to front, double wardrobe cupboard with hanging and shelving.

BEDROOM

15' 1" x 11' 3" (4.60m x 3.43m) Window, two double wardrobes with hanging and shelving, pull down loft ladder.

EN-SUITE SHOWER ROOM

8' 9" x 4' 2" (2.67m x 1.27m) Tiled floor, part tiled walls, fitted with a large tiled shower enclosure with glazed sliding door, vanity sink unit with lit mirror above, low level wc, heated towel rail.

BEDROOM

14' 3" x 12' 5" (4.34m x 3.78m) Window to front, two double wardrobes with hanging and shelving.

BEDROOM

14' 2" x 9' 6" (4.32m x 2.90m) Window to the front, double wardrobe.

MASTER BEDROOM SUITE

16' 5" x 11' 3" (5.00m x 3.43m) With box bay window taking in views of the garden, range of fitted wardrobes with sliding doors, separate WALK-IN DRESSING ROOM 8' 9" x 5' 6" (2.67m x 1.68m) with hanging and shelving, drawer units. EN-SUITE 10' 0" x 8' 1" (3.05m x 2.46m) with obscured window to rear, tiled floor, part tiled walls, wet room shower area with glazed screen, roll top bath with centre taps, vanity sink unit with lit mirror above, concealed cistern wc, heated towel rail.

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9' 10" x 60' 8" (3.00m x 18.49m) Partly boarded with power and light.

OUTSIDE

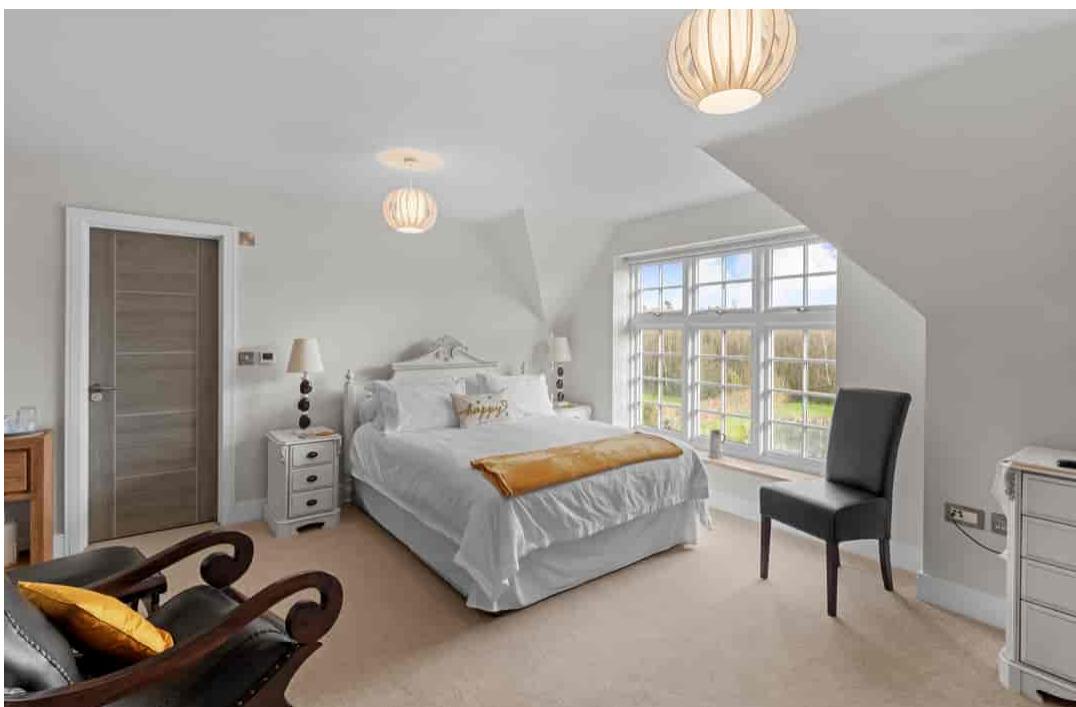
The property is approached over a private road with electric gated entrance to the bonded gravel driveway that provides ample parking and gives access to the garage. The driveway is enclosed with established beech hedging and areas of lawn, post and rail enclosed. A paved pathway leads across the front and wraps around to the side and rear with gated access and planted borders. The rear gardens have been extensively planted with established hedges, they provide privacy and seclusion to the large raised patio that extends across the rear and opening into the fully glazed glass house. Raised borders boast an array of plants and specimen trees with central steps down onto the lawn. A pathway connects to a Cultivar greenhouse with paved surround and raised beds. A lawn extends out to the duck pond. Beyond the pond, a gate leads to a small area of ancient woodland that backs onto Darches Wood. There are extensive external power points and lighting throughout the garden.

GARAGING

20' 9" x 19' 2" (6.32m x 5.84m) Two electric up-and-over doors, attached TRACTOR STORE, WORKSHOP 15' 7" x 8' 10" (4.75m x 2.69m) with storage above, power and light and workbench. To either side is a log store and a small covered bin store.

NOTE

£240 per annum is payable for the communal grounds and private estate road.





GROSS INTERNAL AREA
 TOTAL: 316 m²/3,402 sq ft
 FLOOR 1: 160 m²/1,722 sq ft, FLOOR 2: 156 m²/1,680 sq ft
 EXCLUDED AREAS: GARAGE: 39 m²/423 sq ft, WORKSHOP: 14 m²/152 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	85
(69-80)	C	90
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

