



5 Walderne Gardens, Back Lane,
CROSS IN HAND,
East Sussex,
TN21 0FW



5 Walderne Gardens, Back Lane

Set in an exclusive development in a lovely rural setting this beautifully designed four bedroom home enjoys well planned accommodation that opens onto a covered veranda with lovely gardens, a small area of ancient woodland and a double garage.

Features

| | |
|---------------------------------|------------------------------------|
| MODERN DETACHED FAMILY HOME | BEAUTIFULLY PLANTED GARDENS |
| EXCLUSIVE DEVELOPMENT | AREA OF OUTSTANDING NATURAL BEAUTY |
| BACKING ONTO PROTECTED WOODLAND | BALANCE OF 10 YEAR WARRANTY |
| COUNCIL TAX BAND G | |



Description

Viewing is essential to appreciate this beautifully designed New England style detached four bedroom home that was built six years ago and benefits from the balance of a 10 year warranty. The property sits in a private setting off a country lane within an Area of Outstanding Natural Beauty yet close to the market town of Heathfield.

Built to an exacting standard, the large reception hall has a mono string oak staircase that rises to a galleried landing. All the principle reception rooms open out onto a raised and covered veranda with external lighting and lovely views over the gardens and woodland beyond.

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 surfaces.

The house benefits from all the latest refinements with incredible insulation values and a seriously efficient oil fired boiler. There is underfloor heating to the ground floor and bathrooms and radiators to the first floor.

Externally the property is set at the end of an exclusive development of just five houses with a gated entrance to a bonded gravel driveway that leads to a large garage. The gardens are a real feature of the property with an attractive winding pathway that leads to the front veranda. The paving wraps around the property and gives access to the rear where there is a further covered veranda that takes in views of the gardens which are beautifully planted and extend to a small piece of ancient woodland. The whole backs onto Darches Wood which is a local protected woodland and available for walking.

Directions

From our office in Battle High Street proceed to Heathfield and continue along to Cross in Hand turning left onto the Lewes Road and immediately left again into Back Lane. Proceed for approximately 1/2 mile where the entrance will be seen on the left hand side.



RECEPTION HALL

22' 10" x 15' 5" (6.96m x 4.70m) with stairs rising to a gallery with tiled flooring throughout, cloaks cupboard, recessed lighting.

LIVING ROOM

18' 5" x 15' 5" (5.61m x 4.70m) a double aspect room with wide glazing and double doors onto the veranda, central limestone fireplace with slate hearth and inset wood burning stove.

SHOWER ROOM

9' 10" x 4' 10" (3.00m x 1.47m) with window to front, tiled floor, part tiled walls and fitted with a Gerberit concealed cistern wc, vanity sink unit, large shower.

DINING ROOM

15' 5" x 15' 1" (4.70m x 4.60m) enjoying a triple aspect with glazed door to veranda, tiled flooring throughout.

KITCHEN/BREAKFAST ROOM

18' 5" x 15' 5" (5.61m x 4.70m) with glazed door to veranda, tiled flooring and fitted with a Bespoke range of base and wall mounted kitchen cabinets arranged around a central island with intelligent storage systems, double oven, separate single oven, microwave, fridge/freezer, wine cooler and integrated dishwasher. There are large areas of quartz working surface with glass splashbacks incorporating a four ring hob with extractor above, inset stainless steel sink with etched drainer and boiling hot water tap.

UTILITY ROOM

9' 2" x 6' 10" (2.79m x 2.08m) with window and glazed door to rear, range of base and wall mounted kitchen units with space and plumbing for washing machine and tumble dryer.

GALLERIED LANDING

19' 4" x 10' 7" (5.89m x 3.23m) including the stairwell.

MASTER BEDROOM

15' 6" x 15' 1" (4.72m x 4.60m) with large window taking in views of the garden, double wardrobe and separate double mirror fronted wardrobe.





EN-SUITE

8' 3" x 6' (2.51m x 1.83m) with window to rear, fully tiled wet room area with glazed screen, concealed cistern wc, vanity sink unit and towel rail.

BEDROOM 2

15' 6" x 12' 1" (4.72m x 3.68m) with window to front, double wardrobe.

BEDROOM 3

15' 5" x 11' (4.70m x 3.35m) with window to front, double wardrobe.

BEDROOM 4

13' 4" x 10' 6" (4.06m x 3.20m) with window to rear, two double wardrobes.

FAMILY BATHROOM

with obscured window, tiled floor, wet room shower area with glazed screen, part tiled walls, roll top bath with freestanding tap, vanity sink unit, towel rail.

OUTSIDE

The property is approached over a private road which is managed and owned by the residents. A gated entrance leads to a large area of bonded gravel driveway leading to the double garage.

The gardens are a real feature of the property with a winding pathway leading to the front door with planted borders and flanked by areas of lawn with established flowerbeds that boast an array of plants, shrubs and specimen trees. The gardens extend out to one side and wrap around to the rear.

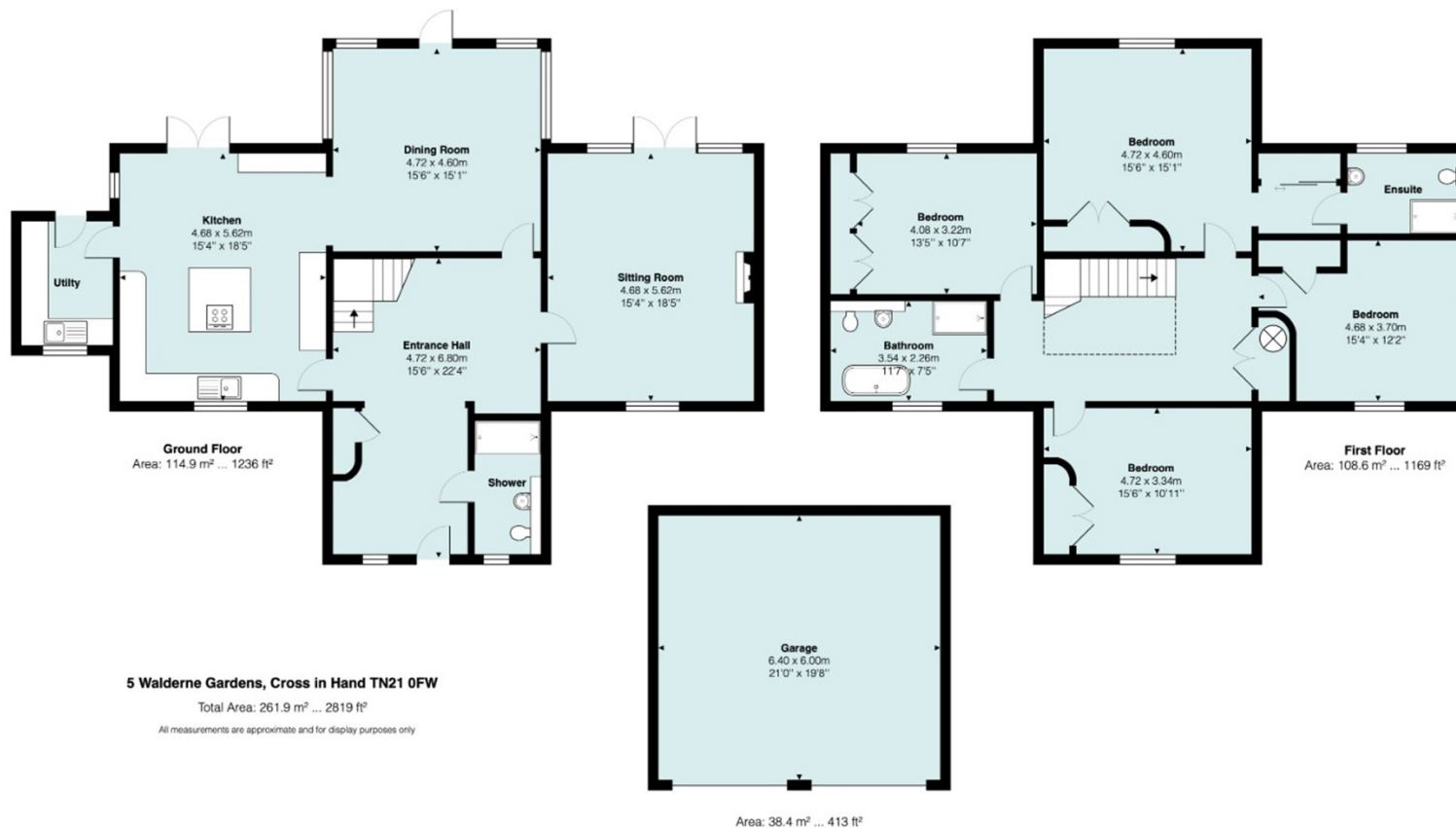
To the rear is a raised veranda that enjoys lovely views of the gardens that have been beautifully planted and set out with established flowerbeds. The gate leads into an attractive area of ancient woodland with a meandering woodland walk incorporating a variety of broadleaf trees, the whole of which backs onto Darches Wood which is a local area of protected woodland.

NOTE: There is a half yearly charge of approximately £120 for the insurance and maintenance of the private road.

DOUBLE GARAGE

20' 7" x 19' 6" (6.27m x 5.94m) with two sets of electric up and over doors.





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 91 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (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 | |

