



Mulberry House,
Waldeme Gardens,
CROSS IN HAND,
TN21 0FW



Walderne Gardens

An immaculate five bedroom detached country home set within an exclusive development enjoying an elevated location with attractive views all set back from a quiet country lane within grounds of approximately 1.2 acres.

Features

EXCLUSIVE SEMI-RURAL DEVELOPMENT

LUXURY KITCHEN

5 BEDROOMS - 2 WITH EN-SUITES

GARDENS OF 1.2 ACRES (TBV)

BALANCE OF BUILDERS WARRANTY

AREA OF OUTSTANDING NATURAL BEAUTY

AEG/MIELE APPLIANCES

DOUBLE GARAGE

DETACHED INSULATED STUDIO



Description

Viewing is essential to appreciate this immaculate detached home that stands in an exclusive semi-rural development within an Area of Outstanding Natural Beauty yet just a short distance from the market town of Heathfield and close to the picturesque village of Waldron. Presenting attractive elevations complete with a veranda porch this low maintenance property benefits from all the latest refinements with high levels of insulation, double glazing and the balance of a 10 year builders warranty.

The flexible accommodation is ideal for family living with a large utility room and a separate study which can also be used as a bedroom in conjunction with the ground floor shower room. At the heart of the house is a beautifully designed kitchen with an extensive list of Miele and AEG appliances. The kitchen opens out onto the patio and gardens as does the main living room which enjoys a central fireplace with wood burning stove and a range of bespoke cupboards and shelving. The ground floor has under floor heating and from the reception hall the mono stringer staircase rises to the first floor and subsequently gives access to the five bedrooms (two with en-suites) that are laid out over the first and second floors. Set back from a quiet country lane the property is approached over a private road with an electric gated entrance to a large bonded gravel driveway and a double garage. The gardens are set predominantly to the rear, the whole amounting to some 1.2 acres and include an insulated studio, wild flower meadow and fenced enclosure ideal for pets. With low maintenance weatherboarding, craftsman made hardwood windows and antique bricks combined with bonded gravel drives and the best contemporary garden designs, you couldn't wish for a more stylish mix of traditional and new.

Directions

From Heathfield continue 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. What3Words:///tests.every.overture



THE ACCOMMODATION

With approximate room dimensions is approached via a CANOPY PORCH with outside light and glazed door to:

RECEPTION HALL

23' 5" x 7' 4" (7.14m x 2.24m) with stairs rising to first floor landing, tiled flooring, recessed lighting and glazed door to rear patio.

LIVING ROOM

20' 10" x 19' (6.35m x 5.79m) with windows taking in views of the garden, angled spotlights, central limestone fireplace with wood burning stove and bespoke cupboards with shelves, double doors to patio and garden.

KITCHEN/BREAKFAST ROOM

22' 9" x 19' 1" (6.93m x 5.82m) a dual aspect room with recessed lighting, tiled flooring and fitted with a comprehensive range of kitchen cabinets arranged around a centre island with a fitted bench seat and an extensive list of integrated Miele and AEG appliances.

UTILITY ROOM

11' 9" x 7' 7" (3.58m x 2.31m) with window to front, glazed door to rear, tiled flooring and fitted with a further range of base and wall mounted cabinets with space and plumbing for appliances.

INNER HALLWAY

6' 5" x 5' 9" (1.96m x 1.75m) with window to front.

SHOWER ROOM

with tiled flooring, recessed lighting and fitted with a large tile enclosed shower, concealed cistern wc and sink unit.

STUDY/BEDROOM

12' x 11' (3.66m x 3.35m) with window to front, newly built bespoke cupboards and desk.

FIRST FLOOR LANDING

22' 9" x 7' 3" (6.93m x 2.21m) a dual aspect with stairs rising to second floor, recessed lighting. Cupboard with immersion tank.

BATHROOM

10' 3" x 9' 1" (3.12m x 2.77m) with recessed lighting, wet room shower area, bath, concealed cistern wc, vanity sink unit and underfloor heating.





MASTER BEDROOM

19' 2" x 13' 2" (5.84m x 4.01m) with windows taking in views of the garden, large double wardrobe cupboard with drawers, hanging and shelving.

EN-SUITE SHOWER ROOM

having a dual aspect with obscured windows, recessed lighting, fitted with a wet room shower area with tiled enclosure, vanity sink unit, concealed cistern wc and underfloor heating.

BEDROOM 2

16' 7" x 11' 2" (5.05m x 3.40m) with windows taking in views of the garden, two sets of built in wardrobe cupboards with hanging and shelving.

BEDROOM 3

16' 6" x 11' 1" (5.03m x 3.38m) with window to front, two sets of double wardrobes with fitted hanging and shelving.

SECOND FLOOR LANDING

with eaves storage cupboard.

BEDROOM 4

15' 6" x 12' (4.72m x 3.66m) with loft access, recessed lighting, eaves wardrobe and storage cupboard.

BEDROOM 5

13' 6" x 11' 9" (4.11m x 3.58m) vaulted with window to rear, recessed lighting.

EN-SUITE

with window to side, part tiled and fitted with a large shower enclosure, pedestal sink unit, low level wc, underfloor heating.

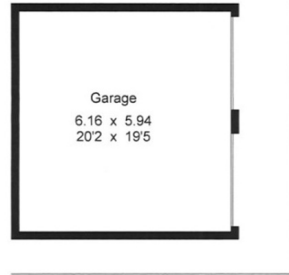
OUTSIDE

The property is approached via electric gates to a large area of level parking with access to the garage. To the front is a veranda porch with external lighting and a paved pathway which wraps around one side of the property with an enclosed area ideal for pets. The large patio takes in views over the garden that falls gently away to the rear and includes a small strip of woodland and a wildflower meadow.

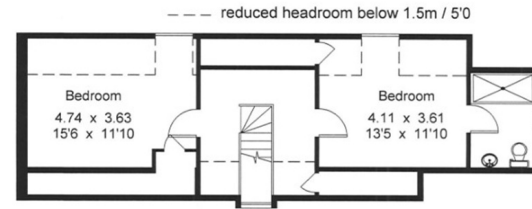
DOUBLE GARAGE

20' x 20' (6.10m x 6.10m) with two sets of electric up and over doors.

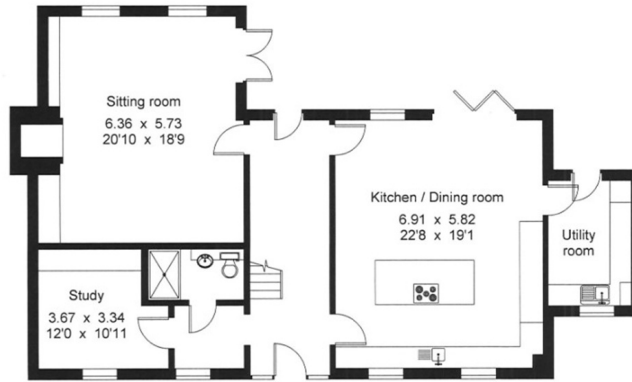




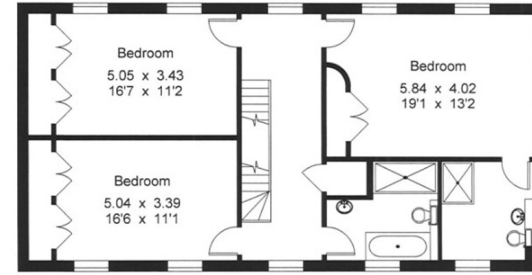
Mulberry House, Cross In Hand
Gross internal area (approx) 276.9 sq m / 2980 sq ft
Garage 36.5 sq m / 392 sq ft
Total 313.4 sq m / 3373 sq ft



Second floor



Ground floor



First floor

For identification only - Not to scale
 © Trueplan (UK) Limited

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	90
(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	

