



Taylor's,
Warren Close,
Cross in Hand,
East Sussex,
TN21 0TD



Warren Close

Tucked away on a private road is this spacious detached three bedroom single storey property that offers large level south facing gardens and with the benefit of a lapsed planning consent to demolish and replace with a substantial detached house granted under planning reference WD/2017/0067/F.

Features

DETACHED BUNGALOW

2 RECEPTION ROOMS

LAPSED PP TO DEMOLISH AND
REPLACE WITH SUBSTANTIAL
HOUSE

3 BEDROOMS

LARGE SOUTH FACING GARDEN

TUCKED AWAY LOCATION



Description

This detached three bedroom bungalow occupies a desirable location in a tucked away private road off Warren Lane and close to the popular village of Waldron. The well designed accommodation is laid out around a large dining hall which opens into a living room with open fire and both rooms enjoying lovely views of the gardens. The property benefits from gas central heating with double glazing throughout and enjoys a modern kitchen, upgraded WC and bathroom. Fronting Warren Close there is parking to the front and a small single garage and large level gardens that extend into a small area of woodland to the rear that enjoy a southerly aspect. The property has also benefitted from planning permission ref: WD/2017/0067/F that has now lapsed to construct a substantial detached family home, slightly set back from the existing footprint and further details are available upon request.

Directions

From Cross in Hand proceed on the Lewes Road through the village turning left at the bottom of the hill into Warren Lane where Warren Close will be seen on the right hand side. What3Words: [///tripling.appendix.weep](https://www.what3words.com/?w3w=///tripling.appendix.weep)



THE ACCOMMODATION

With approximate room dimensions comprises COVERED PORCH with hard wood panelled door through to

ENTRANCE HALL

Opening into the

DINING HALL

11' 5" x 11' 0" (3.48m x 3.35m) With picture window and glazed door opening out onto the patio and garden, airing cupboard with slatted shelving and storage above, wide opening leading to the

LIVING ROOM

15' 10" x 12' 0" (4.83m x 3.66m) A triple aspect room with Oriel window taking in views of the garden, central brick open fireplace with tiled hearth.

KITCHEN

12' 10" x 10' 4" (3.91m x 3.15m) With window to side, tiled floor, fitted with a range of base and wall mounted units with cupboards and drawers with space and plumbing for appliances. There are areas of working surface incorporating stainless steel double sink with mixer tap and drainer, extractor fan above the cooker space, larder cupboard, door to

REAR PORCH

3' 7" x 3' 0" (1.09m x 0.91m) Stable door to outside.

UTILITY ROOM

6' 9" x 5' 10" (2.06m x 1.78m) Large storage cupboard with tiled flooring, space and plumbing for washing machine, window to front, wall mounted gas fired boiler.

WC

5' 3" x 5' 0" (1.60m x 1.52m) With obscured window to front, polished tiled floor and walls with a vanity sink unit with mixer tap and concealed cistern WC.

INNER HALLWAY

With loft access.





MAIN BEDROOM

13' 10" x 12' 0" (4.22m x 3.66m) A double aspect room with a range of mirror fronted wardrobes with additional double wardrobe cupboard with hanging and shelving and overhead storage.

BEDROOM

12' 5" x 10' 5" (3.78m x 3.17m) A double aspect room with views of the garden, mirror fronted sliding wardrobe, separate double cupboard with storage above.

BEDROOM

10' 0" x 7' 6" (3.05m x 2.29m) Window taking in views of the garden, double wardrobe with storage above.

SHOWER ROOM

7' 3" x 5' 5" (2.21m x 1.65m) With obscured window to front, tiled floor and walls and fitted with a concealed cistern WC, vanity sink unit, enclosed shower, heated towel rail.

OUTSIDE

The property is approached over a private area of gravel parking with access to the garage. A paved pathway to the front with a gate leading around the side to the rear. There is a shed 6' 8" x 5' 6" (2.03m x 1.68m). A large patio opens onto the gardens that provide a good level of privacy, predominantly lying to level lawn, hedge enclosed with established flower beds that boast an array of specimen plants and shrubs. The gardens extend into a lightly wooded area with timber shed and TRACTOR STORE 20' 0" x 16' 6" (6.10m x 5.03m).

NOTE

The vendors will be imposing an uplift clause on the garden in the event that residential consent is granted for an additional dwelling within the garden.

POSSINGWORTH PARK

The property has a shareholding in Possingworth Park which also owns Warren Close and provides the resident with walking rights through approximately 77 acres of woodland and meadows with wildflowers, streams and woodlands shaws.

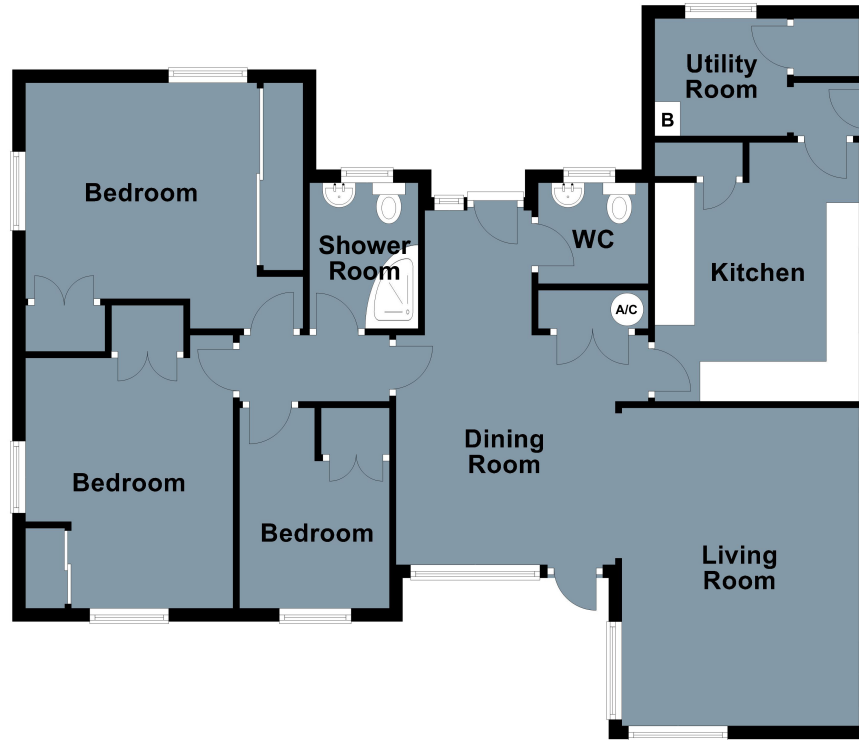
COUNCIL TAX

Wealden District Council - Band F - £3,520.81



Ground Floor

Approx. 100.2 sq. metres (1078.3 sq. feet)



Total area: approx. 100.2 sq. metres (1078.3 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

