



The Warren,  
Back Lane,  
Cross in Hand,  
East Sussex,  
TN21 0QG



## Back Lane

Fronting a popular country lane and enjoying an established garden, this large and versatile detached five bedroom family home is ideal for dual accommodation and viewing is essential to appreciate the 30' kitchen/living area that looks out onto the garden, all set back from the lane with extensive parking, double integral garage and separate detached double garage.

### Features

DETACHED HOME

30' KITCHEN/LIVING ROOM

2 DOUBLE GARAGES

ANNEXE POTENTIAL

5 BEDROOMS

EXTENSIVE PARKING

GENEROUS GARDEN

BACKING ONTO WOODLAND



## Description

A large detached family home that would be ideal for those looking for dual occupancy, having been extended and altered over the years to provide a variety of reception rooms and five or more bedrooms. At the centre of the house is a stunning 30' kitchen/living/dining area that opens out onto the patio and garden. The five bedrooms are all of good proportions, two enjoying an en-suite and the master with a dressing room. Two additional rooms can be used as extra reception rooms or two single bedrooms, as well as two separate bathrooms, the property offers a flexible layout and could easily be reconfigured to provide a self contained first floor annex (subject to any necessary consents).

Fronting Back Lane the property is set back from the road and the established garden adjoins Darches Wood and viewing is highly recommended.

## Directions

From Heathfield proceed west to Cross in Hand turning left onto the Lewes Road and then immediately left into Back Lane where the property will be seen along on the left hand side opposite St Olives Close.

What3Words:///crawled.lunch.engraving



## RECEPTION HALL

10' 10" x 10' 10" (3.30m x 3.30m) with window to front and staircase rising to first floor landing, large walk in cloaks cupboard.

## LIVING ROOM

22' 0" x 14' 7" (6.71m x 4.45m) a dual aspect room with exposed oak floor, wood burning stove.

## SITTING ROOM

11' 0" x 10' 9" (3.35m x 3.28m) with window taking in views of the garden.

## CLOAKROOM

part tiled and fitted with a low level wc and wash hand basin, heated towel rail.

## STUDY

12' 2" x 9' 0" (3.71m x 2.74m) with window to front.

## KITCHEN/LIVING/DINING ROOM

39' 8" x 16' 0" (12.09m x 4.88m) an impressive double aspect room with two sets of sliding doors onto the patio and garden, exposed oak flooring throughout. The kitchen is arranged around a centre island and fitted with a comprehensive range of base and wall mounted units providing cupboards and drawers with two integrated fridges, a freezer, dishwasher, fitted double oven, wine cooler and a three oven electric Aga. A centre island incorporates a 1 1/2 bowl stainless steel sink with etched drainer and the granite working surface provides a breakfast bar. The whole leads to the living/dining area which takes in views of the garden.

## UTILITY ROOM

Further range of base and wall mounted cabinets with stainless steel sink with mixer tap.

## FIRST FLOOR LANDING

with loft access, cupboard housing the water tank.

## MASTER BEDROOM

16' 6" x 13' 6" (5.03m x 4.11m) with window taking in views of the garden. DRESSING ROOM: 8' 1" x 6' 0" (2.46m x 1.83m) with window to front, fitted wardrobes and chest of drawers. EN-SUITE: 9' 0" x 8' 0" (2.74m x 2.44m) with obscured window to front, tiled floor and walls and fitted with a glazed shower enclosure, vanity sink unit, panelled bath with mixer tap and concealed cistern wc with heated towel rail to side.

## BEDROOM

12' 4" x 10' 6" (3.76m x 3.20m) with window taking in views, fitted range of wardrobes.





## OFFICE

14' 7" x 8' 0" (4.45m x 2.44m) with window to front, fitted cupboard.

## FAMILY BATHROOM

7' 3" x 6' 6" (2.21m x 1.98m) tiled walls and fitted with a panelled bath with shower over, vanity sink unit, low level wc.

## PLAYROOM

10' 10" x 9' 4" (3.30m x 2.84m) with window taking in views of the garden.

## BEDROOM

14' 1" x 9' 0" (4.29m x 2.74m) with window to front, range of wardrobes.

## BATHROOM

9' 3" x 4' 10" (2.82m x 1.47m) fitted with a curved bath with glazed screen, vanity sink unit, concealed cistern wc, heated towel rail.

## BEDROOM

17' 6" x 12' 3" (5.33m x 3.73m) with window to side, range of wardrobes with desk unit and shelving.



## GUEST BEDROOM

16' 5" x 16' 1" (5.00m x 4.90m) with window to the garden, range of fitted wardrobes with overhead storage. EN-SUITE 12' 3" x 5' 2" (3.73m x 1.57m) with obscured window to side, tiled floor, part tiled walls and fitted with a large shower enclosure, vanity sink unit, low level wc, heated towel rail.

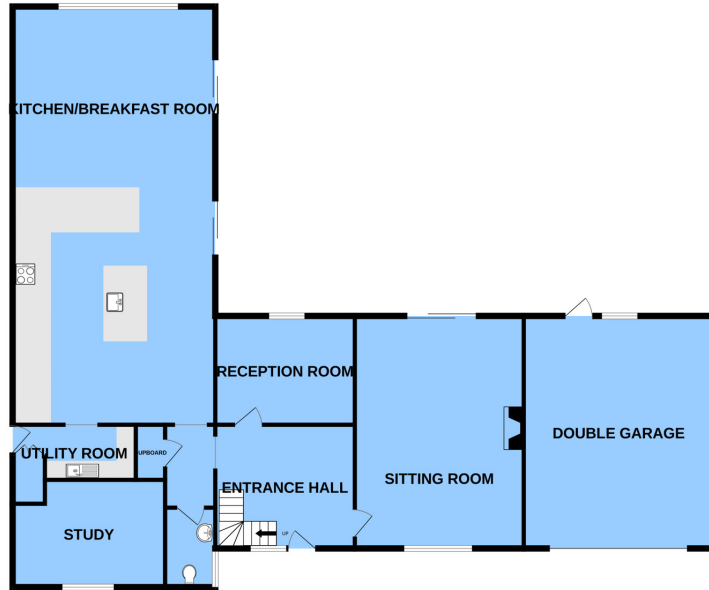
## THE GARAGES

DOUBLE GARAGE 23' 2" x 16' 2" (7.06m x 4.93m) with electric up and over door, power and light, window and glazed door to rear. DETACHED GARAGE 23' 0" x 21' 0" (7.01m x 6.40m) of timber construction with power and light, fitted work benches.

## OUTSIDE

The property is approached over an area of gravel driveway that provides parking and turning with access to the integral garage and the separate detached garage. To the rear is a substantial area of paved patio that takes in views over the garden which are predominantly hedge and fence enclosed with planted borders. A level area of lawn falls away and extends for some distance. The whole offers a good deal of privacy with a number of specimen trees. There is a six seater Canadian Spa hot tub (included in the sale) and a SUMMERHOUSE to the rear with a small area of copse beyond, the whole backing onto Darches Wood.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative 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.  
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