



Mallard,
Fingrove Road,
Cross in Hand,
East Sussex,
TN21 0QN



Firgrove Road

Occupying a wonderful rural setting close to the picturesque village of Waldron is this improved and extended five bedroom family home that sits amidst established gardens, set back from a country lane with ample parking and large double garage.

Features

DETACHED FAMILY HOME
2/3 RECEPTION ROOMS
ESTABLISHED GARDENS

5 BEDROOMS
COUNTRY LANE LOCATION
DOUBLE GARAGE



Description

Viewing is essential to appreciate this large five bedroom family home that fronts a country lane opposite Selwyns Wood and close to the picturesque village of Waldron. Extended and improved over the years, the property benefits from gas central heating and double glazing and is considered ideal for family living with three generous reception rooms all arranged around a large reception hall. At the heart of the house is a luxury kitchen/breakfast room that connects to a utility room with views of the garden. The five bedrooms are all located on the first floor, predominantly enjoying a dual aspect with attractive views. The master bedroom suite is of excellent proportion with a luxurious en-suite with centre bath and separate shower. Outside the property sits back from the country lane with established gardens that offer privacy with a long driveway leading to the double integral garage. To the rear, a secluded patio looks out onto the gardens with established borders, the whole amounting to approximately 1/2 acre.

Directions

From Cross in Hand turn onto the B2192 Lewes Road. Proceed through the High Street and turn left into Firgrove Road where the property will be found approximately 1 mile down of the right hand side.

What3Words:///keep.ample.hazelnuts



OAK CANOPIED PORCH

Hard wood panelled door through to

RECEPTION HALL

18' 1" x 7' 4" (5.51m x 2.24m) widening to 8' 0" (2.44m) with stairs rising to first floor landing, under stairs cupboard.

LIVING ROOM

17' 6" x 14' 1" (5.33m x 4.29m) central Limestone fireplace with inset real flame gas coal effect fire, large window to front and wide opening to

DINING ROOM

13' 2" x 11' 0" (4.01m x 3.35m) Dual aspect room with views of the garden.

FAMILY ROOM/TV SNUG

12' 5" x 10' 0" (3.78m x 3.05m) Connecting between the living room and kitchen, picture window taking in views of the garden, built in cupboards.

KITCHEN/BREAKFAST ROOM

18' 10" x 13' 8" (5.74m x 4.17m) narrowing to 11' 8" (3.56m) With two picture windows taking in views of the garden, recessed lighting, laminate flooring, fitted with a comprehensive range of base and wall mounted cabinets incorporating cupboards and drawers with intelligent storage systems, integrated dishwasher, fridge and fitted double oven. There is a large area of granite effect working surface incorporating a one and a half bowl stainless steel sink with mixer tap and drainer and five burner gas hob with extractor fan above. The kitchen provides a breakfast bar, under unit and plinth lighting. A door leads to the

UTILITY ROOM

8' 0" x 6' 2" (2.44m x 1.88m) With window and glazed door to rear. Space and plumbing for appliances with further fitted cupboards, stainless steel sink and meter cupboard with recessed gas boiler above.

WC

Fitted with a low level WC and wash hand basin.

BEDROOM

16' 1" x 12' 10" (4.90m x 3.91m) A double aspect room with views of the garden, mirror fronted sliding wardrobe with hanging rail and shelving.

BEDROOM

16' 0" x 11' 0" (4.88m x 3.35m) A dual aspect room with views of the garden, fitted cupboard, double wardrobe with hanging and shelving.





SHOWER ROOM

9' 3" x 6' 10" (2.82m x 2.08m) With obscured window to rear, fitted with a large glazed shower enclosure with fixed and hand held shower, vanity sink unit with lit mirror, shaver point and heated towel rail to side, low level WC.

BATHROOM

9' 6" x 8' 10" (2.90m x 2.69m) With obscured windows to rear, tiled walls, fitted with a white panelled bath with shower over and glazed screen, vanity sink with cupboards, concealed cistern WC, heated towel rail, airing cupboard with slatted shelving.

BEDROOM

12' 5" x 10' 0" (3.78m x 3.05m) With picture window taking in views to the rear, mirror fronted sliding wardrobe cupboard with hanging and shelving.

STUDY/BEDROOM

9' 10" x 7' 6" (3.00m x 2.29m) With window to the front, mirror fronted sliding wardrobe with hanging and shelving.

MASTER BEDROOM

17' 7" x 14' 1" (5.36m x 4.29m) With a picture window taking in views to the front garden, large triple mirror fronted sliding wardrobe with hanging and shelving, door to



EN-SUITE

13' 3" x 11' 5" (4.04m x 3.48m) A double aspect room with central bath with centre taps, large tiled shower with glazed enclosure, fixed and hand held shower, low level WC and pedestal wash hand basin with mixer tap, heated towel rail.

OUTSIDE

The property is approached over a gated driveway that provides parking and turning with access to the large double garage. The front garden is enclosed with mature hedging and established Rhododendrons with planted borders and areas of lawn. Access is given to either side of the property.

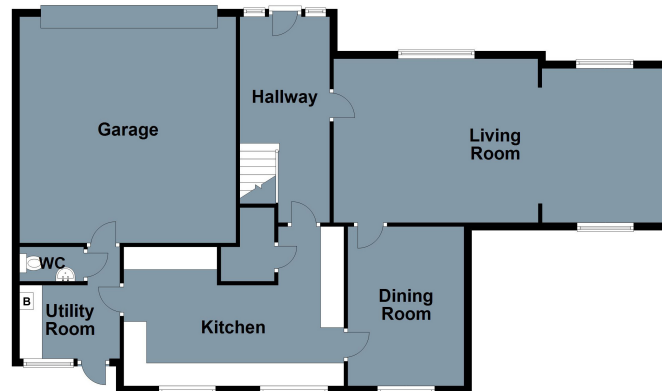
The rear gardens are enclosed with a paved pathway that wraps around each side and opens into a large area of secluded terrace with planted borders looking out onto the gardens which are predominantly laid to lawn with established borders and a large timber shed 9' 11" x 9' 4" (3.02m x 2.84m).

DOUBLE GARAGE

19' 5" x 18' 6" (5.92m x 5.64m) With window to side, electric sectional door, fuse board.

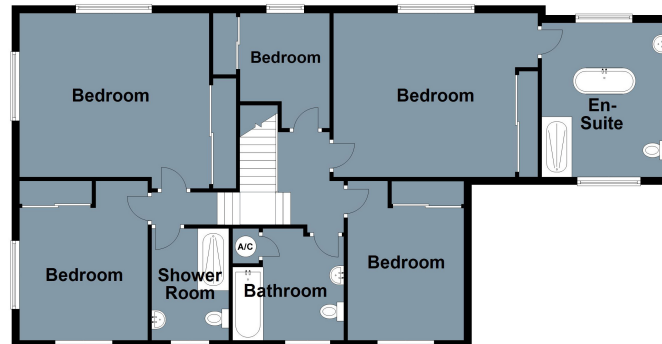
Ground Floor

Approx. 128.6 sq. metres (1384.6 sq. feet)



First Floor

Approx. 121.7 sq. metres (1309.4 sq. feet)



Total area: approx. 250.3 sq. metres (2694.1 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

