



OAKFIELD



Cross In Hand, Heathfield, TN21 0QN

Price Guide £600,000



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## Cross In Hand, Heathfield, TN21 0QN

Set in a peaceful semi-rural setting and occupying a generous plot of approximately 0.25 acres, this spacious home offers an abundance of accommodation both internally and externally. The property is approached via a large private driveway leading to a double open carport. Above this sits a highly versatile studio or home office, accessed via an external staircase and complete with its own shower room and WC, making it ideal for those working from home or seeking additional guest space.

Stepping through the front door, you are welcomed by an impressive entrance hall that immediately gives a sense of the scale and light this home provides. From here, the ground floor opens into three reception rooms. The main living room is positioned to one side, while the opposite side of the hallway leads to a formal dining room and a flexible additional room that could be used as a fourth bedroom, study, or snug.

The kitchen/breakfast room offers generous storage, a traditional Belfast sink, and a large window overlooking the garden, creating a pleasant outlook while cooking or dining. A separate utility room sits just off the kitchen, and a conveniently located shower room is also found on the ground floor. Decorative features including ceiling roses, coving, and dado rails add character and period charm to the living spaces.

The first floor provides three bedrooms, including two spacious doubles with built-in cupboards. The principal bedroom benefits from its own ensuite bathroom. A further bedroom features a distinctive eyebrow window that fills the room with natural light, and a separate shower room serves the remaining bedrooms.

Outside, the rear garden is particularly attractive, mainly laid to lawn and enclosed by mature hedging that provides a good degree of privacy. There are established flower beds with a variety of shrubs and planting, and a brick-built outbuilding at the far end of the garden which offers useful storage.





### Sitting Room

20'4" x 13'3" (6.20m x 4.05m)

### Dining Room

11'11" x 10'11" (3.64m x 3.33m)

### Kitchen

13'0" x 11'10" (3.97m x 3.62m)

### Utility Room

### Bathroom

### Bedroom One

18'9" x 13'4" (5.72m x 4.06m)

### Bedroom Two

13'4" x 11'11" (4.06m x 3.63m)

### Bedroom Three

8'5" x 7'8" (2.57m x 2.34m)

### Bedroom Four

13'9" x 11'11" (4.19m x 3.63m)



### Bathroom

### Ensuite

### Study

19'4" x 13'4" (5.89m x 4.06m)

### Carport

19'4" x 16'7" (5.89m x 5.05m)

Council Tax Band G - £4,347.40 Per Annum



## Floor Plan

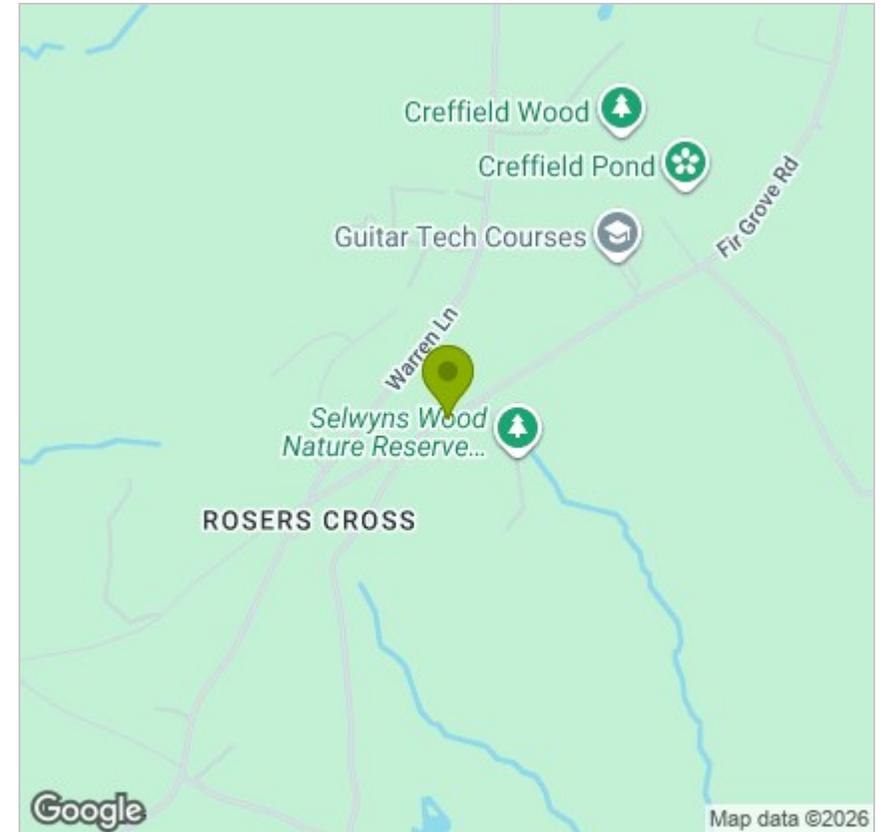


## Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

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