



Drovers Rest

Back Lane, Cross-in-Hand, East Sussex, TN21 0QA

Batcheller
Monkhouse

Our Corner of England

DROVERS REST

An impressive traditional style house completed in 2021 to a high standard with an EPC rating of B, and incorporating many eco-friendly benefits. In a semi-rural location with panoramic views to the South Downs, selection of outbuildings, manege and grass paddocks - in all about 6.55 acres

Ground Floor

- Entrance Hall
- Cloakroom
- Study
- L-shaped Living Room
- Bespoke Kitchen/Breakfast Area
- Utility Room

First Floor

- Landing
- Principal Bedroom (could be divided into two rooms) with freestanding bath and en suite Shower Room
- Two further Bedrooms
- Jack-and-Jill Shower Room

Outside

- Workshop/Office
- Greenhouse
- Hay Barn
- Two Field Shelters
- Parking for Horse Box
- Grass Paddocks
- In all about 6.55 acres



DESCRIPTION

Drovers Rest is an impressive traditional-style detached house, completed in 2021 to a high standard with an EPC rating of B, and incorporating many eco-friendly benefits. Situated in a semi-rural location set down Back Lane yet within walking distance of the Isenhurst Shell petrol station/Co-op general store and village bakery.

There is an electric air source heat pump providing underfloor heating to both ground and first floors, together with sealed unit double glazed windows. The elevations are brick, part tile hung beneath a tiled roof and the ground floor has wood-effect tiled flooring.

The main features of the property include:

- Tiled entrance porch with front door to spacious **entrance hall** with excellent handmade oak staircase with glass panels. **Cloakroom** with Villeroy & Boch basin with cupboard beneath and WC. Useful **study**, also suitable as a family room.
- The L-shaped triple aspect **living room** comprises a **sitting area** with Warmwell backed inset Danish Hwam eco-woodburner, bi-folding patio doors to a glass screened decked sitting out area commanding views to the South Downs.
- The **dining area** is adjacent to the bespoke hand-painted solid oak **kitchen** by Traditional Oak company from Christchurch and comprising along one wall a full height larder cupboard with fitted drawers and other cupboards for plates, etc; wine cooler; Italian stone work surfaces with cupboards and drawers beneath. Island unit with Italian stone work surface, curved shaped cupboards beneath, integrated dishwasher. Neff appliances including induction hob with extractor above, oven and microwave oven.
- The **utility room** has a stainless steel sink, Italian stone working surfaces, cupboards beneath and wall cupboards above, plumbing for washing machine. Door to courtyard garden and log storage.
- The **first floor** is approached via the handmade oak staircase leading to a spacious **landing**.
- The **principal bedroom**, which could be divided into two bedrooms, is triple aspect and features a copper roll top bath at one end. The contemporary **en suite shower room** with walk-in shower cubicle with rain shower, Villeroy & Boch basin with cupboard beneath and Japanese WC.
- **Bedroom 2** has two double wardrobe cupboards and an airing cupboard and with **bedroom 3** shares a stylish **Jack-and-Jill shower room** with shower cubicle, Villeroy & Boch basin and WC.



OUTSIDE

There is a useful **workshop/office/'man cave'** with a wood burner, power and light connected, divided into two sections with a solid concrete floor, offering excellent potential as a workshop or garage.

A short drive from the lane leads to an ample parking area, having space for a horse box and additional parking.

The garden surrounds the house and has been laid out for easy maintenance with lawns, a Mediterranean inspired area, wildlife pond, and decked south-facing sitting out area adjacent to the house, part of which is covered by a Nova pergola for entertaining in the summer and enjoying the south-facing views.

To the front of the house there is a more formal area of garden with raised beds and includes vegetable/flower beds with lavender and an ornamental pond. Two useful **garden sheds**.

The equestrian facilities include a rubber and sand **manège, hay barn, two field shelters** and parking for horse box.

Beyond are **5 pasture fields** and a grazing strip extending to about 6.2 acres.

In all about 6.55 acres.

AMENITIES

Local: Cross-in-Hand village is about 1 mile and has a bakery, public house, and Isenhurst Shell petrol station with Co-op general store, boutique dress shop, hairdressers and village hall. The village of Waldron is about 2 miles and has the popular Star Inn public house and parish church.

Towns: For more comprehensive amenities and shops, Heathfield is about 1 mile and provides a choice of commercial and shopping facilities with supermarkets including Waitrose. Uckfield is some 6.5 miles and the larger centre of Tunbridge Wells about 14.5 miles with a wide selection of shopping and recreational facilities.

Transport: Buxted station (London Victoria) is some 5.5 miles and Stonegate station (London Bridge/Charing Cross) is about 8.3 miles, .

Schools: Primary Schools at Cross-in-Hand, Five Ashes and Maynards Green; Heathfield Community College; Uckfield College. Independent schools include Skippers Hill Manor Preparatory School; Mayfield School; Bede's at Upper Dicker.

Leisure: Local bridleways and footpaths, including Darch's Wood and Selwyns Wood Nature Reserve; Isenhurst Leisure Club, Lawn Tennis Club and rugby club at Cross-in-Hand; the East Sussex National Golf Club near Uckfield; Ashdown Forest for walking and horse riding; Bateman's and Scotney Castle (National Trust).

Healthcare: Medical centre at Heathfield, Conquest Hospital, Hastings, and Eastbourne District General Hospital.

DIRECTIONS

From the junction of the High Street and Station Road in Heathfield, continue along the A267 for approximately 1.3 miles. Just opposite the garage turn left into Back Lane, and shortly fork left. After about 0.2 of a mile the entrance drive to Drovers Rest will be found on the right. **What3Words:** ///huts.improre.milk







Additional Information

Local Authority: Wealden District Council, Hailsham, telephone: 01323 443322.

Services (not checked or tested): Mains water, electricity and drainage. Air source heat pump. Broadband.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX284545

EPC: EPC rating B **Council Tax:** Band G



GUIDE PRICE £1,400,000

Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Surrey Hills
01483 617697
surreyhills@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com



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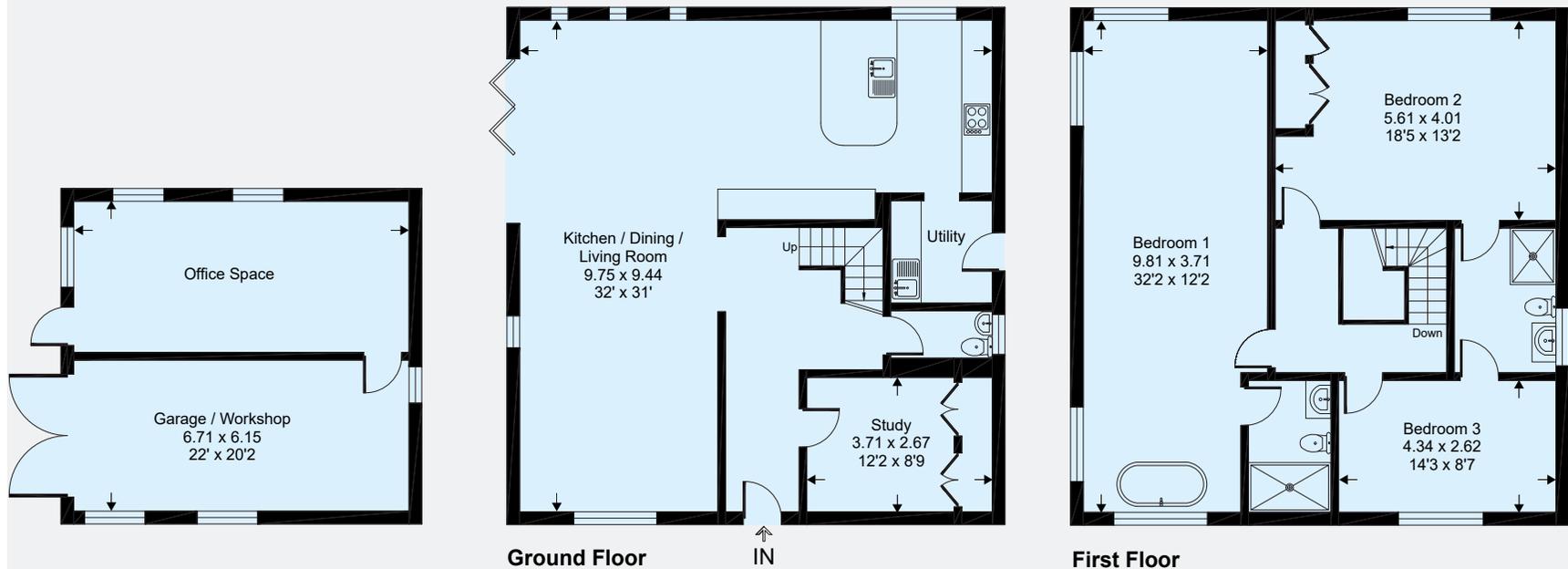
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Drovers Rest, Back Lane, Cross-in-Hand, Heathfield, TN21 0QA

Approximate Gross Internal Area = 184.3 sq m / 1984 sq ft
Approximate Garage / Office Internal Area = 41.2 sq m / 444 sq ft
Approximate Total Internal Area = 225.5 sq m / 2428 sq ft



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