

White Lodge, Cross in Hand



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2,741 sq ft (255 sq m) | Freehold
Beautifully-presented | Possible ancillary accommodation
Peaceful, yet well-connected position | 5.34 acres in all

Guide price £1,750,000



A handsome period home with four bedrooms, set in enchanting mature gardens and extensive, peaceful grounds of 5.34 acres with outbuildings, garaging and stables.

Property

White Lodge is a delightful period house, set within a sheltered rural position close to the popular East Sussex town of Heathfield. The property is surrounded by woodland and features handsome, white-rendered elevations, while internally there are four bedrooms, three reception rooms and attractive, characterful décor and styling throughout.

The ground floor has a welcoming reception hall (which could be used as a dining room itself) with wooden parquet flooring and a turned staircase leading to the upper level. Off the hallway, also with wooden parquet flooring, are two well-proportioned reception rooms of similar scale. These include the drawing room with fireplace, ceiling cornicing, dual aspect, south-facing bay window and door out onto the terrace, together with a light and airy sitting room providing an additional space in which to relax.

In addition, the ground floor offers a formal dining room with space for a family dining table, while the kitchen is fitted with units at both base and wall level, an Aga and space for a breakfast table for informal dining.

On the first floor, three of the four bedrooms are doubles. These include the principal bedroom, which is accessed via a separate room, currently used as a spacious dressing room or could be a comfortable study, with the principal having its own bathroom, and enjoying access to a sunny private balcony overlooking the rear gardens. One further bedroom also benefits from its own balcony, while the first floor is completed by a family bathroom.







Presented to the market for the first time in over thirty years, White Lodge offers a rare opportunity to be the next custodian of an iconic home, in a much sought-after Sussex location.

Outside

Outside, the property is surrounded by delightful gardens featuring colourful flowering perennials, rolling lawns and a wealth of mature trees, shrubs and hedgerows. There is a feature courtyard garden which is accessed via the side door, offering a relaxing environment for al fresco dining.

Outbuildings include a stable block with three large stables and a detached garaging block, which comprises a double garage, carport, kitchenette and a nursery/classroom area to the rear, offering excellent potential for use as a studio or home office. The nursery itself was converted by our clients from three substantial stone stables, and offers a brilliantly versatile area, with perfect potential for a self-contained annexe.

Beyond the formal gardens, the wider grounds extend to an open field and paddock, well suited to grazing or equestrian use, with vehicular access from Firgrove Road and pedestrian access onto the track into Selwyns Wood. In all, 5.34 acres.

Location

The property is situated in a beautiful rural position just outside Heathfield, surrounded by the rolling countryside of the High Weald National Landscape. Heathfield town centre, approximately two miles away, offers a variety of shops and supermarkets, including a Waitrose, together with a selection of pubs, restaurants and leisure facilities. Waldron village, approximately one mile away, offers a very popular public house called The Star. Brighton, with its many attractions, amenities and restaurants is also within easy reach. The area is well served by several highly regarded independent schools, including Skippers Hill Manor Preparatory School, St Leonards-Mayfield School, Vinehall School and Battle Abbey School.

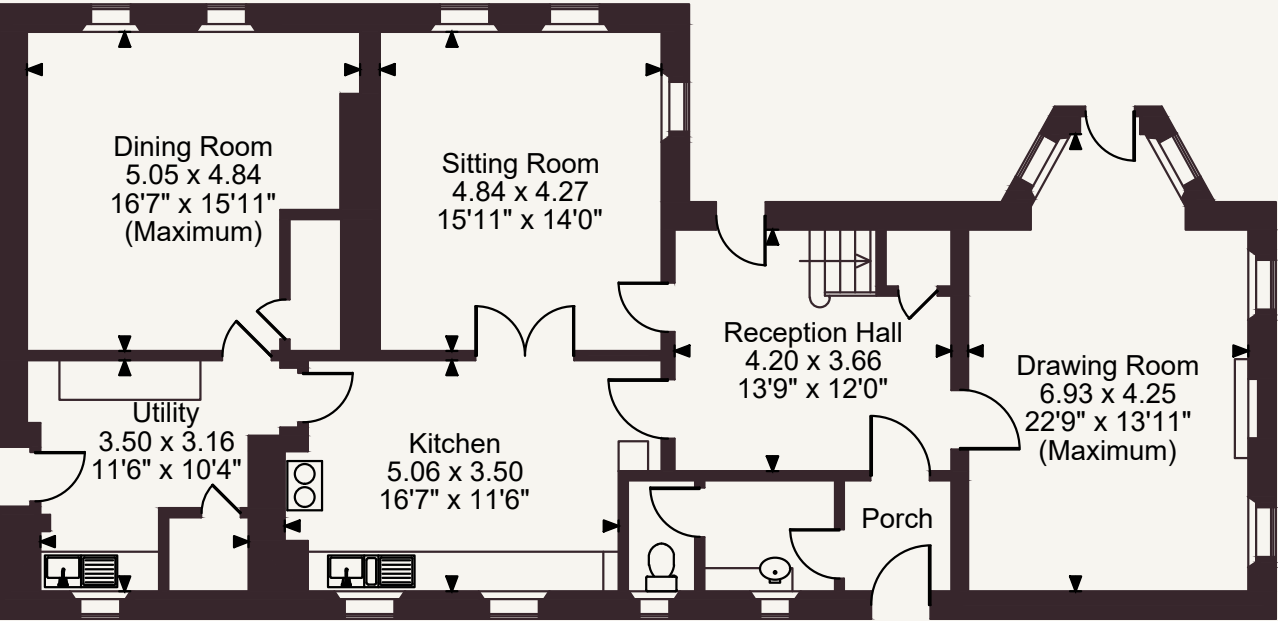
The A22, A26 and A21 are all within easy reach, providing convenient access towards the coast and nearby towns including Crowborough, Lewes, Royal Tunbridge Wells and Eastbourne. Rail services are available at Buxted, with regular services to London Bridge (approximately 1 hour 16 minutes).

General

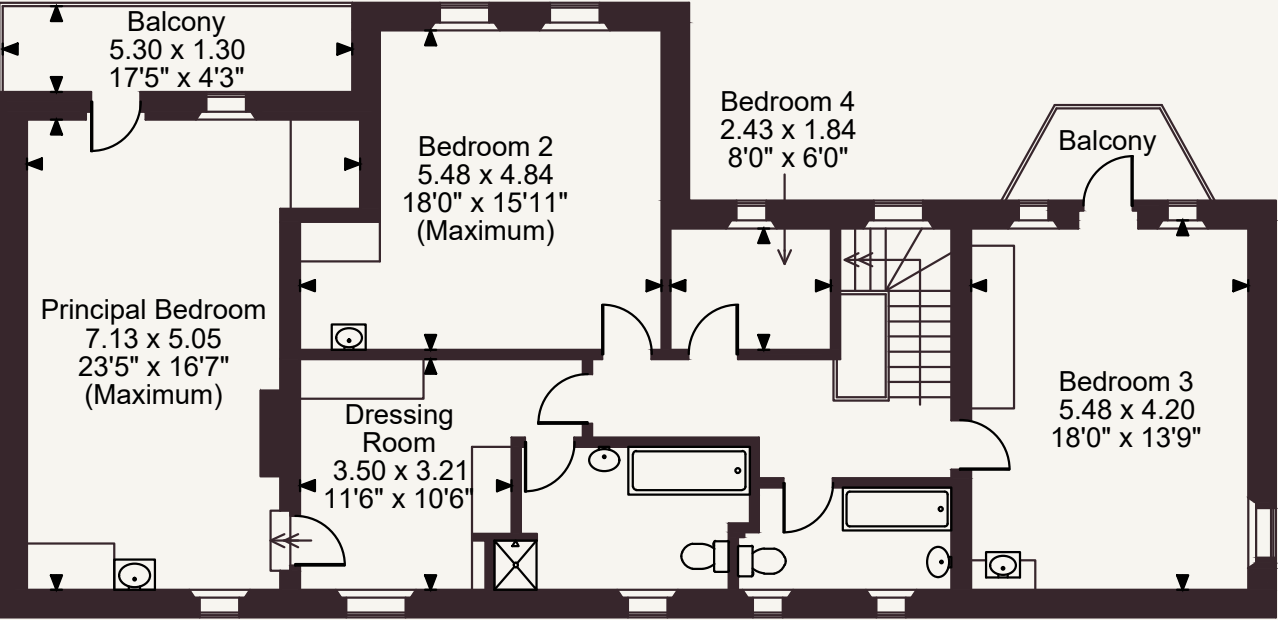
Local Authority: Wealden District Council
Services: Mains electricity and water. Oil-fired central heating and Aga. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations.
Council Tax: Band G
EPC Rating: Band E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



White Lodge, Firgrove Road, Cross in Hand, Heathfield
Main House internal area 2,741 sq ft (255 sq m)
Garages internal area 475 sq ft (44 sq m)
Outbuilding internal area 707 sq ft (66 sq m)
Stables internal area 484 sq ft (45 sq m)
Total internal area 4,407 sq ft (409 sq m)

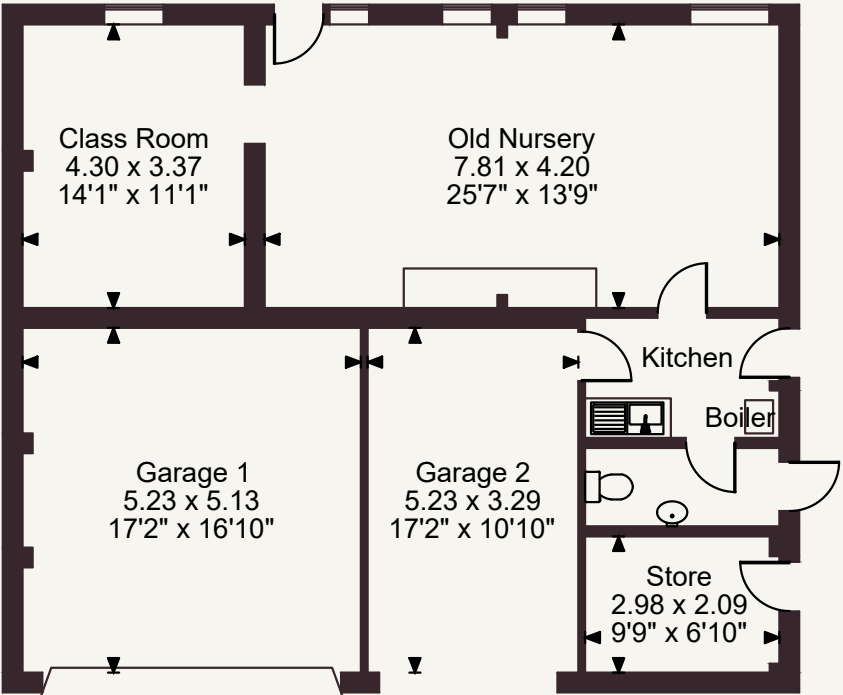
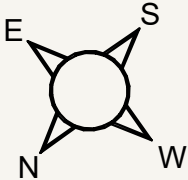
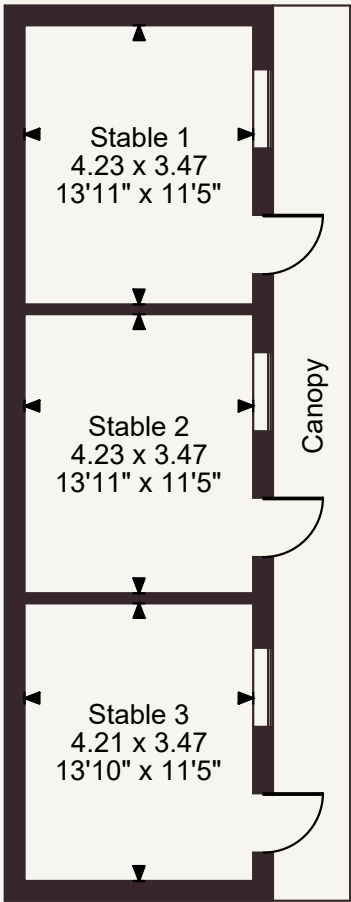


Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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