



# Chelwood

Possingworth Park, Cross in Hand, East Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A substantial and beautifully presented contemporary home in a private and picturesque landscaped setting.

Tucked away in a peaceful corner of Possingworth Park, Chelwood offers a rare combination of privacy, spacious living, and outdoor space. Set within established gardens and woodland with direct access to Possingworth Park, this striking home enjoys easy access to nearby Heathfield and local transport routes.



**5 RECEPTION ROOMS**



**4/5 BEDROOMS**



**7 BATHROOMS**



**DOUBLE GARAGE**



**2.15 ACRES**



**FREEHOLD**



**SEMI-RURAL**



**4,227 SQ FT**



**£1,850,000  
GUIDE PRICE**

### The property

Chelwood is a distinctive contemporary home offering flexible, well-balanced accommodation arranged over two light-filled floors. The house is entered via a glazed, oak-framed porch into a vaulted reception hall with exposed beams and a central staircase. A study, which could be another bedroom is accessed from the hall, and benefits from an en suite shower room, allowing for flexible use of the space. At the heart of the house is a stunning open-plan room comprising the kitchen, dining, and family areas. The kitchen features a central island incorporating a Bora - X Pure induction hob with integrated extraction system and servo assisted drawers, together with modern integrated appliances, including a wine fridge, and provides access to a utility room. Bi-folding doors from the generous dining area open onto a rear terrace on two aspects, providing garden access, and an informal seating area flows naturally from the kitchen. Sliding doors lead to the generous sitting room featuring a wood-burning stove, with garden-

facing glazing offering an additional place to relax.

Three double bedrooms are also located on this level, including the principal bedroom with built-in storage, en suite shower room, and double doors opening onto the garden. A second bedroom also benefits from an en suite bathroom. The ground floor is completed by a utility room and a boot room with useful shower room for pets, and access to the integral garage.

On the first floor, a vaulted library area is positioned on the landing, overlooking the hallway below, and there are some large easy access storage areas. It leads to a media room and a double bedroom which enjoys access to one of two balconies, a Juliette balcony and an en suite shower room. Also on this floor is a potential annexe/reception room with double doors to a balcony, with its own external staircase an en suite shower room, and access to a kitchenette and laundry room, providing excellent accommodation for guests or extended family.

















## Outside

Chelwood occupies a secluded position, with grounds extending into woodland and landscaped gardens. A gravel driveway leads to a double garage and a paved parking area, with electric vehicle charging ports provided in a covered bay to the rear. Bi-folding doors from the main living space open onto a generous porcelain patio, perfect for outdoor dining and entertaining. Beyond, formal lawns sweep into lightly wooded gardens, interspersed with ornamental planting, a pond, and a variety of seating areas, including a timber-framed dining shelter and a secluded upper terrace. Planting throughout the grounds features ornamental maples, mature shrubs, and specimen trees, offering year-round colour, privacy, and visual interest.

There is a gate to Possingworth Park, a private parkland offering 100 acres with delightful walks and adjoins this is a further area of woodland over which there are walking rights and which includes a fly fishing lake.

The new owner of Chelwood will have a share certificate to this wonderful feature.

## Location

Chelwood is located in the rural village of Cross in Hand, close to the town of Heathfield in East Sussex. The village has convenient local amenities including a convenience store, petrol station and the Cross in Hand Inn. More extensive shopping and leisure options can be found in nearby Heathfield, approximately two miles away. The property benefits from good transport connections; the A267 offers direct access to Royal Tunbridge Wells, approximately 13 miles away, linking to major roads including the A22 towards Eastbourne. The nearest railway station is at Buxted, around six miles away, providing regular services to London Bridge in approximately 75 minutes. The surrounding High Weald Area of Outstanding Natural Beauty offers extensive countryside walks, cycling routes and recreational activities, including the well-known Cuckoo Trail.



## Distances

- Heathfield 2.0 miles
- Horam 3.5 miles
- Crowborough 11.0 miles
- Lewes 11.8 miles

## Nearby Stations

- Buxted 3.6 miles

## Key Locations

- National Trust - Bateman's
- Sarah Raven Perch Hill Farm
- Furnace Brook Fishery & Fish Farm
- Brick Farm Lakes Trout Fishery
- Herstmonceux Castle
- Bodiam Castle
- Pevensey Levels National Nature Reserve

## Nearby Schools

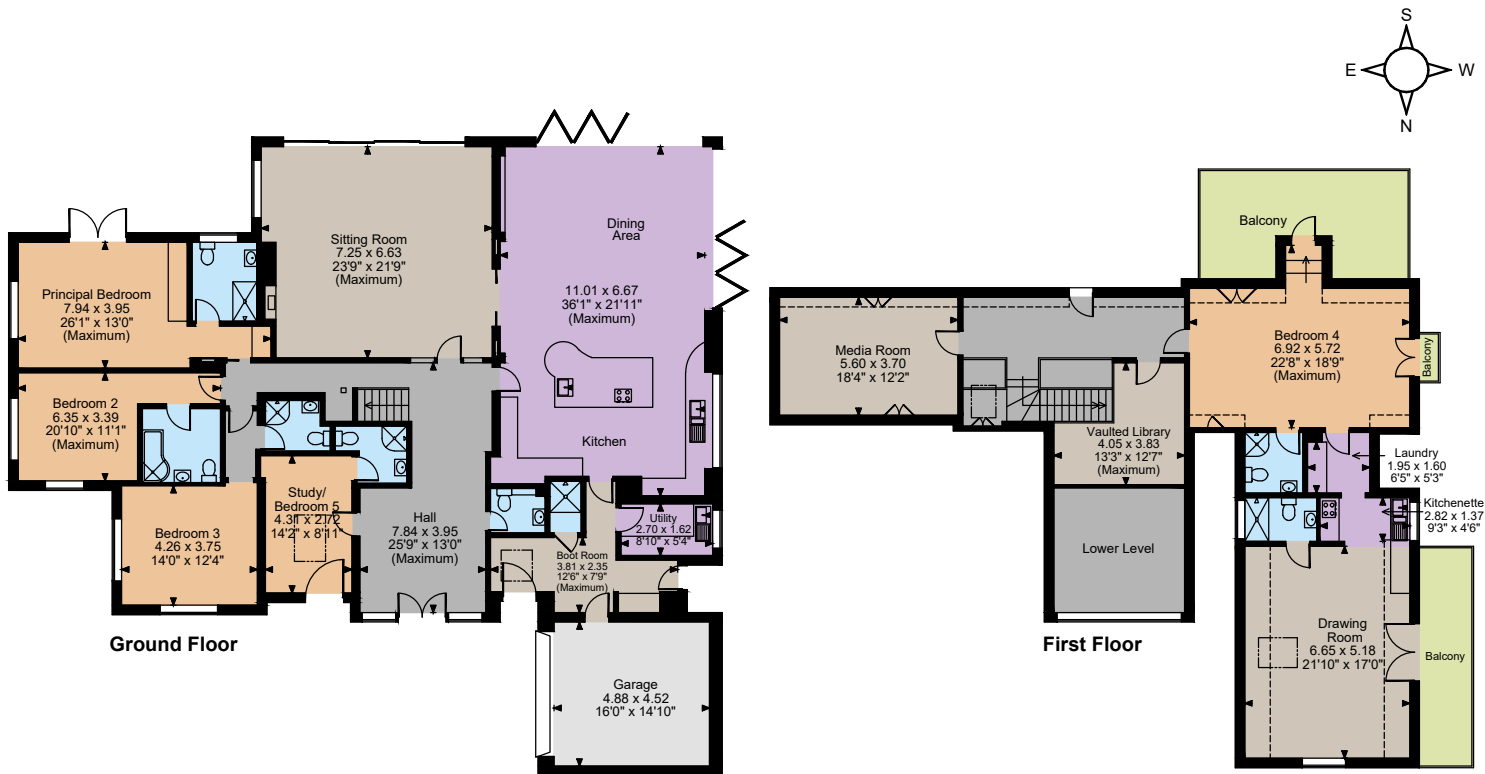
- Parkside Community Primary School
- Skippers Hill Manor Prep
- Annan
- Mayfield
- Bede's











The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8646484/SLU

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



## Floorplans

House internal area 4,227 sq ft (393 sq m)

Garage internal area 237 sq ft (22 sq m)

Balcony external area 346 sq ft (32 sq m)

Total internal area 4,464 sq ft (415 sq m)

For identification purposes only.

## Directions

TN21 0TN

what3words: ///spent.drummers.storybook

## General

Local Authority: Wealden District Council

**Services:** Mains electricity, gas and water. Gas-fired central heating. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** Band C

## Branch

201 High Street, Lewes, East Sussex, BN7 2NR

**01273 475 411**

branch@struttandparker.com  
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,  
including Prime Central London

