



Cornwells, Warren Lane, Cross-in-Hand, East Sussex

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**STRUTT
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Cornwells, Warren Lane, Cross in Hand Heathfield, TN21 0TB

A handsome substantial country home, outbuildings and a pool in beautiful landscaped grounds nestled among the High Weald AONB

Heathfield 2.6 miles, Stonegate Station 9.5 miles (London Charing Cross 1 hour), Royal Tunbridge Wells 14.1 miles, Gatwick Airport 28.1 miles, M25(J5) 27.2 miles

Entrance hall | Sitting room | Library | Family room | Drawing room | Dining room | Kitchen Utility room | Boot room | Gymnasium/Annexe Cloakroom | Principal bedroom with dressing room and en suite bathroom | 4 Additional bedrooms, 1 en suite | Family bathroom 2 Shower rooms | Gardens | Double garage with room above | Studio | Swimming pool | Pool house | Summer house | Greenhouse | Stable Stores | Log store | 4 Acre paddock.
In all 5.61 acres | EPC rating D

The property

Cornwells is a stunning and beautifully presented family residence offering almost 4,000 sq. ft. of elegant accommodation arranged over two floors. The original property was designed and built by renowned Waldron-based architectural and building firm Lions Green Works in 1936 then beautifully remodelled and extended to the current impeccable standard. It offers fine original and contemporary features, with tall, corniced ceilings, wood panelling, casement windows, bespoke fitted furniture and feature fireplaces.

The charming timber storm porch flows to an airy entrance hall with a cloakroom and stairway. From here is a home office with secret double doors flowing into the family room, with its feature fire and French doors to the south-facing terrace. The central sitting room has a striking fireplace and bi-folding doors

opening onto the decked sun terrace. Adjacent is a formal dining room and a drawing room with a corresponding fireplace. The bespoke Neptune kitchen has a walk-in breakfast bay and bi-folds to the side terrace and enjoys a range of chic shaker style wall and base cabinetry and worksurfaces, a dual butler sink, central island and a range of integrated appliances, including an inset range stove. From here is a well-appointed utility flowing through to a boot room and shower room beside the sizeable home gymnasium which offers scope for an easy conversion to a self-contained annexe.

The first-floor offers five well-proportioned bedrooms. The luxury principal suite benefits from bi-folding doors opening to a balcony, along with a dedicated dressing room and stylish en suite bathroom. One further bedroom enjoys an en suite shower room, whilst a family bathroom and separate shower room well serve the remainder.

Outside

The property's considerable private plot is approached via a dual wooden gated entrance onto the gravelled forecourt, leading to the detached timber-clad double garage with a log store and a useful room above. Alongside is a paved terrace which flows around to the raised south-facing dining deck and adjacent terrace, both overlooking the expertly landscaped lawned garden with a wealth of mature planting, borders and shrubs. There is also an attractive pool, a pool house, a summer house and a studio. A gateway among the red brick walls opens to an impressive kitchen garden, a 20 ft. greenhouse and stables/stores. The large paddock to the rear measures approx 4.0 acres and ensure full control of your view.

Location

The scenic Sussex village of Cross in Hand within an AONB has a bakery, public house, petrol station, furniture store, boutique dress shop, hairdresser and village hall. The nearby village of Waldron is home to the popular Star Inn public house.













Floorplans

Main House internal area 3,989 sq ft (371 sq m)
 Garage internal area 554 sq ft (52 sq m)
 Outbuilding internal area 714 sq ft (66 sq m)
 Total internal area 5,257 sq ft (488 sq m)



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

□ □ □ □ Denotes restricted head height

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The thriving market town of Heathfield offers an even more extensive array of recreational, leisure and shopping facilities. The mainline station from Stonegate, Wadhurst and Tunbridge wells provide regular connections to London. Notable nearby schools include Eastbourne College, Brighton College, Mayfield, Battle Abbey, and Tonbridge.

Directions

What3words: ///arrive.amazed.lemons

General

Local Authority: Wealden District Council

Services: All mains services

Council Tax: Band G

Tenure: Freehold

Guide Price: £2,000,000

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