Ridgeview House

Meres Lane, Cross in Hand, East Sussex TN21 0TZ

Batcheller Monkhouse

Ridgeview House

A substantial modern country house, located down a country lane in an elevated rural location between Mayfield and Heathfield, with an excellent range of outbuildings and equestrian facilities with glorious views over Sussex countryside - in all about 7.69 acres.

Ground Floor

- Reception Hall
- Drawing Room
- Sitting Room
- Family Room
- Dining Room
- Kitchen/Breakfast Room
- Conservatory

First Floor

- Master Bedroom with
- En Suite Bathroom and
- Dressing Room
- 4 Further Bedrooms
- Family Shower Room
- Study

Second Floor

- 2 second floor bedrooms both with en suite bathrooms

Outside

- Landscaped gardens
- Outside kitchen/bar
- Double Garage with storage room over
- Stable Block
- Portal Framed Barn
- all-weather arena
- Garden and Paddocks
- In all 7.69 Acres

Description

Ridgeview House is a most spacious modern country house with adaptable family accommodation, set in an elevated rural position with commanding southerly views towards Broad Oak. The landscaped gardens are ideal for entertaining with a feeling of light and space. The property is surrounded by its own land, amounting to 7.69 acres.

The main features of the property include:

- The house opens into an Impressive **reception hall** with oak flooring, and a striking central oak staircase. Triple aspect **drawing room**, central brick fireplace with log burner. light and French oak flooring.
- Three further good sized **reception rooms** on the ground floor including a spacious **family room** with bifold doors to the rear terrace. Stairs to **Study.**
- Large **kitchen/breakfast room** is a superb family space that is open to both the **dining room** and the **rear conservatory**. Together, creating a free flowing area ideal for everyday living and entertaining, overlooking the rear terrace. The kitchen, has ceramic tiled flooring, wood units to all sides and a double sink beneath the rear windows. A substantial central island provides excellent working space and incorporates twin sinks, two ovens with warming drawers and an induction hob. Adjacent is a useful **utility room**.
- The grand staircase rises to two floors.
- On the first floor the **master bedroom** — a good sized room, with a **dressing room**, built in wardrobes and **en suite bathroom**.enjoying far reaching views. There are **5 further bedrooms**, and a **family bathroom and shower room**. The second floor provides **2 futher bedrooms**, each with its own **ensuite bathroom.**

Outside

There is a driveway which splits into two, one spur of which leads through a double opening to gates to a large parking area in front of the double garage with storage room over, Adjoining the rear of the house is a broad paved terrace with dwarf walls and steps leading down to a rectangular ornamental pond and a gravel garden and rose bed. There is an excellent outside kitchen/bar with light and power connected and a sink unit and work surfaces. This area is perfect for al fresco dining and outside entertaining. The garden is laid to lawn with a central mature oak tree and there are well stocked herbaceous borders.The second spur of the driveway sweeps around the rear of the garden to the stable block of 3 loose boxes and tarmac yard to the front. To the side of this is a very useful portal framed barn with light and power connected and double opening doors to the front. The land is divided into 2 paddocks and is part post and rail. All weather arena.

Amenities

Local: Cross-in-Hand village is about 2 miles distant and has a bakery, public house, petrol station, Oak Furniture Store, boutique dress shop, hairdressers and village hall.

Towns: Heathfield (4.6 miles), Wadhurst (5.7 miles), Crowborough (4.4 miles), Tunbridge Wells (9.8 miles).

Transport: Wadhurst Station (5.9 miles), Crowborough Station (5.2 miles), Tunbridge Wells (10 miles) all with services to London. Gatwick Airport (30 miles).

Schools: Mayfield School for Girls (www.mayfieldgirls.org), Mayfield C Of E Primary School (www.mayfieldcep.e-sussex.sch.uk). The area has a good choice of schools in both state and private sectors.

Leisure: Nearby facilities include tennis, numerous golf clubs, sailing and walking at Bewl Water (www.bewlwater.co.uk), and walking in the Area of Outstanding Natural Beauty.

Directions

From Tunbridge Wells head south on the A267 passing through Mark Cross. At the Mayfield roundabout turn right towards Five Ashes for a further 0.9 of a mile and then left into Meres Lane. After 0.7 of a mile bear left for another 0.7 of a mile where the property will be found on the left hand side.

What3Words: ///decks.puzzled.lakeside.

Additional Information

Local Authority: Wealden District Council. 01323 443322 www.wealden.gov.uk
Services (not checked or tested): All mains mains water and electricity services connected. Private sewage treatment plant. Private LPG gas central heating. Solar panels were installed

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

Tenure: Freehold. **Land Registry Title Number**: ESX115796

EPC: EPC rating D

Council Tax Band: H

Guide Price £1,575,000 - £1,650,000

Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
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Surrey Hills
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Tunbridge Wells
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5. All measurements and distances are approximate;

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7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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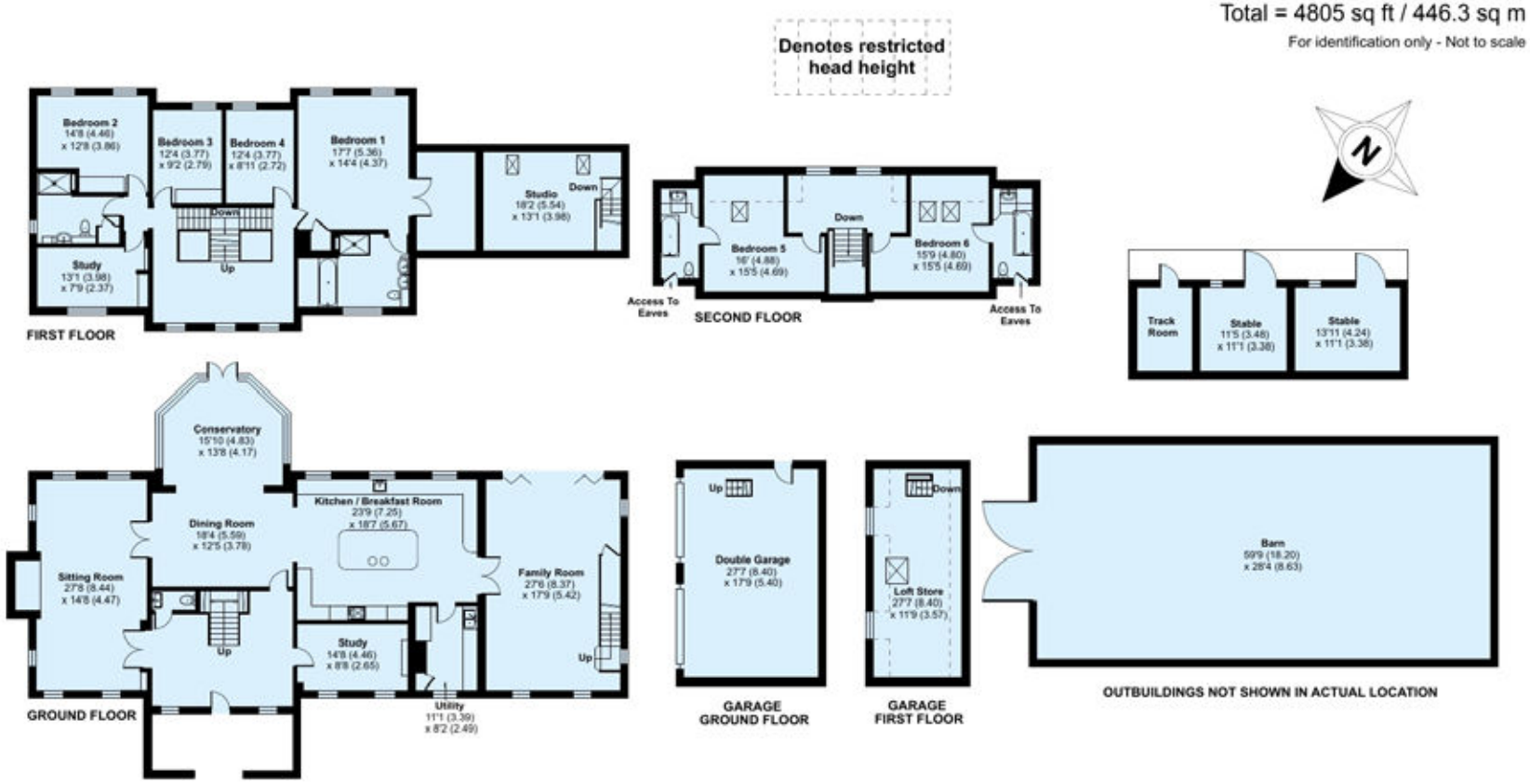
Approximate Area = 4713 sq ft / 437.8 sq m (excludes garage and outbuildings)
Limited Use Area(s) = 92 sq ft / 8.5 sq m
Total = 4805 sq ft / 446.3 sq m
For identification only - Not to scale



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