

Mere House, Cross in Hand, Heathfield, East Sussex



A beautifully presented detached Grade II listed, country home with 13.52 acres and offering over 4000 sq. ft of accommodation, set in a secluded yet not isolated position close to local amenities.



Situation

Mere House occupies a wonderful setting in quiet and unspoiled countryside, enjoying views over its own land and beyond. The house is situated just under 3 miles from the small market town of Heathfield, which is well-served with local shops, schools, inns, churches, and day-to-day amenities. The larger centres of Royal Tunbridge Wells and Eastbourne both offer a wide range of shopping, recreational, and cultural amenities. The county towns of Lewes, Uckfield, and Brighton are also easily accessible. For commuting needs, the main line station at Buxted is less than 5 miles away and serves London Bridge, Cannon Street, and Charing Cross. Alternatively, there is a main-line station at Uckfield which is less than 7 miles away also serving London Bridge in about 70 minutes. Gatwick is 35 miles to the northwest, and Heathrow can be accessed by the M23 and M25 motorways.

There is an excellent choice of schooling in the area, in both the state and private sectors, including Heathfield Community College, Bricklehurst Manor at Stonegate, Vinehall at Robertsbridge, St Leonards at Mayfield, and Marlborough House at Hawkhurst.

Leisure activities in the area include riding and walking in the surrounding countryside, golf at the East Sussex National at Uckfield, Dale Hill at Ticehurst, racing at Plumpton, Goodwood, Lingfield, and Brighton, sailing on the Kent and Sussex Coasts, as well as Bowl Water.



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Distances

Cross in Hand 1.1 miles. Heathfield 2.8 miles. Buxted Station 4.9 miles (London Bridge 1 hour, 10 minutes). Uckfield 6.9 miles. Stonegate Station 9.2 miles (London Bridge 55 minutes). Tunbridge Wells 12.8 miles. Central London 59.2 miles.

(All times and distances are approximate)

The Property

The property is a beautifully presented Grade II listed detached country home, which has been sympathetically renovated by the current owners to an outstanding standard, offering 13.52 acres and over 4000 sq. ft. of accommodation, located in a secluded position yet within close proximity to local amenities.

The property benefits from extensive gardens and grounds, which includes a double garage with secondary accommodation and a storage and garden store. There is also Sonos music system in some rooms and monitored alarm system in both the house and garage.

The front door opens into a front porch, leading to a sizeable, exposed brickwork entrance, providing access to all the principal living areas. The open-plan kitchen and dining room is a fabulous space with a large island with seating, fitted wall and base units, and fully integrated Bosch appliances; patio doors provide access to the garden. To the rear of the property is the formal sitting room with a feature fireplace and multiple windows, flooding the room with natural light.

A separate utility room with w/c, a home office, and a useful study with a log burner complete the ground floor.

There are four bedrooms, all with integrated storage on the first floor, with a well-appointed family bathroom. The principal bedroom enjoys an attractive outlook with a vaulted ceiling with exposed timbers, as well as a walk-in dressing area and a beautifully appointed en suite bathroom with underfloor heating and free-standing bath. There is further loft access to the second-floor attic.





Outside

The property is approached via an electronically operated gated entrance leading to the double garage and parking area with space for multiple cars. The garage is split over three floors with two bedrooms and a family bathroom on the first floor, garage space on the ground floor with a storage and garden store on the lower ground floor.

The extensive grounds include a formal garden mainly laid to lawn with lovely terrace areas with seating. The grounds are enclosed and bordered by enchanting woodland and hedges to the fields beyond. In all, the property extends to about 13.52 acres.

Directions (TN21 0TY)

From Tunbridge Wells, head west on the A264 towards Mount Pleasant Road and then turn left on to the A26. At the roundabout, take the first exit on to the A267 (Neville Street) and continue for 8.9 miles, at the roundabout, take the second exit and stay on the A267. After 3.3 miles, turn on to Meres Lane, and the property can be found after a short distance on the left-hand side.

Property Information

Local Authority Wealden District Council

Council Tax Band G

Services Mains water and electricity. Private drainage. Oil-fired central heating.

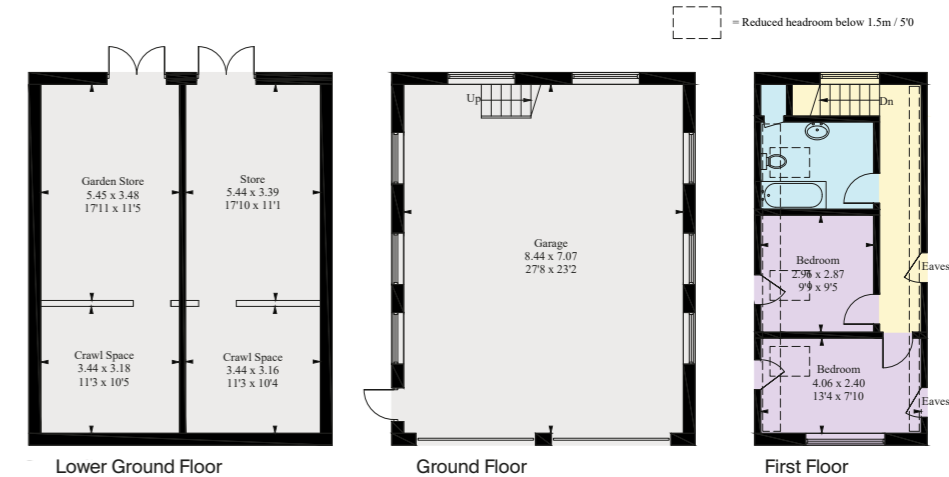
Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area
 Main House = 216.2 sq m / 2,327 sq ft
 Outbuilding = 160.3 sq m / 1,725 sq ft
 Total Area = 376.5 sq m / 4,052 sq ft
 (Including Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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