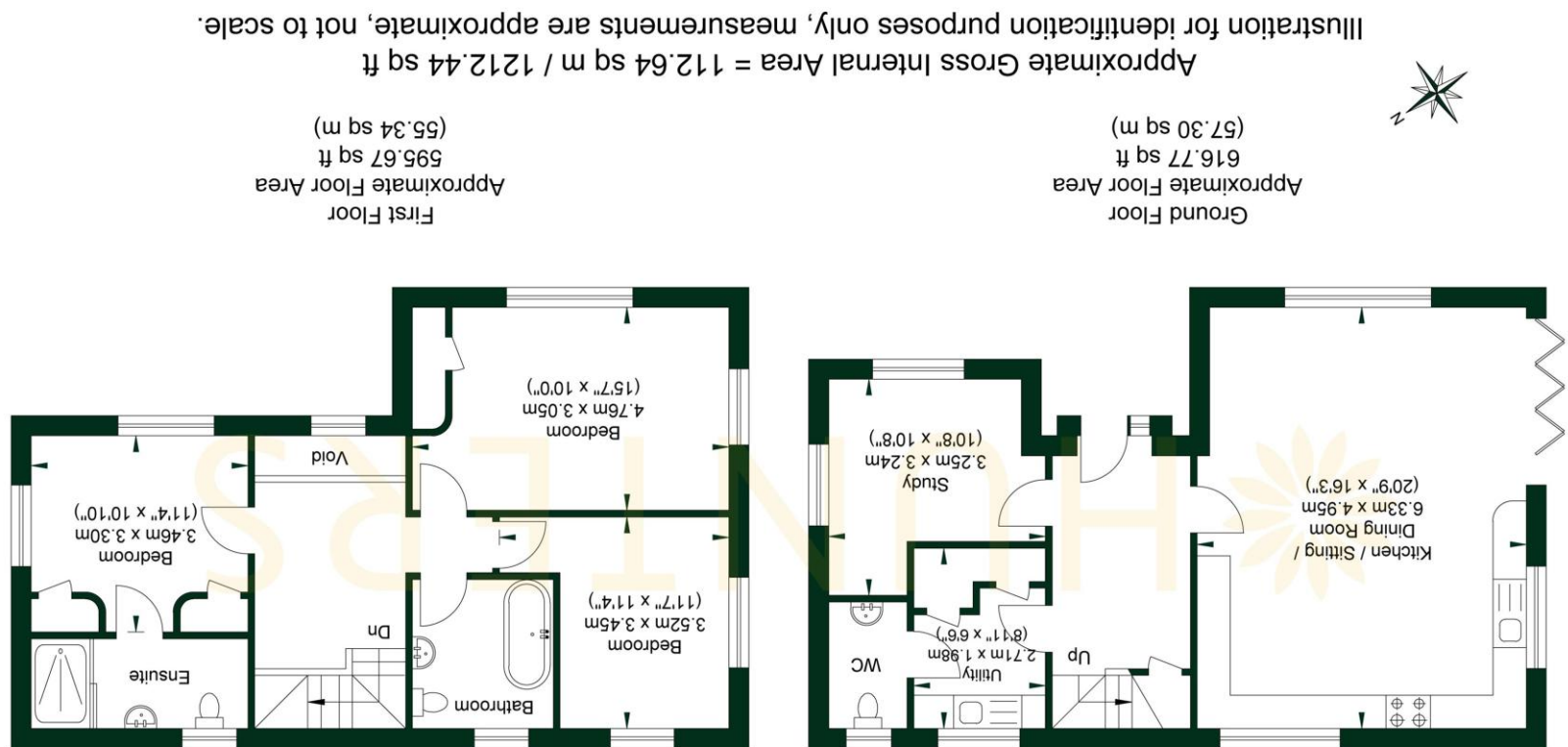


Asking Price: £625,000  
4 Bedroom

Dads Hill, Cross In Hand, TN21 0SY  
HUNTERS hunters-group.co.uk



# Dads Hill



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Asking Price: £625,000  
4 Bedroom



A beautifully appointed four-bedroom detached family home finished to an exceptional specification, combining contemporary living with energy-efficient design in a desirable semi-rural setting.

Peak Cottage is an impressive newly built detached home offering stylish and spacious accommodation, thoughtfully designed for modern family living. Finished to an outstanding standard throughout, the property enjoys an attractive façade of brick and white timber cladding with premium Accoya joinery, complete with warranty, creating a striking first impression.

The welcoming entrance hall features attractive Karndean flooring, which continues seamlessly through the hallway and into the superb open-plan kitchen, dining and living space. Undoubtedly the heart of the home, the bespoke kitchen has been expertly crafted and fitted with luxurious marble worktops, a range of integral Neff appliances including a double oven and induction hob, an instant hot water tap, breakfast station, soft-close cabinetry and elegant bi-fold doors opening onto the rear garden, creating the perfect space for entertaining and everyday family life.

Further ground floor accommodation includes a generous double-aspect guest bedroom with fitted carpet, a practical utility room, understairs storage and a convenient downstairs WC. Bespoke radiators add a stylish finishing touch throughout.

The first floor offers three well-proportioned double bedrooms, including a superb principal suite complete with built-in storage and a luxurious en-suite shower room featuring a walk-in shower and underfloor heating. The remaining bedrooms also benefit from built-in storage and are served by a beautifully finished family bathroom with shower over the bath.

Designed with efficiency and comfort in mind, the property benefits from a 3kW solar PV system with UV panels, an air source heat pump providing individually zoned underfloor heating, and 400mm loft insulation, helping to reduce running costs while ensuring year-round comfort.

Externally, the gardens are enclosed by attractive post-and-rail fencing, with an outside tap providing added practicality.

Situated in the sought-after village of Cross In Hand, just outside Heathfield, Peak Cottage enjoys easy access to local amenities, highly regarded schools and excellent transport links, while being surrounded by the beautiful East Sussex countryside.



### FEATURES

- \* Brand-new 4-bedroom detached family home
- \* Bespoke kitchen with marble worktops
- \* Integral Neff appliances & induction hob
- \* Bi-fold doors to the rear garden
- \* Luxury principal suite with en-suite
- \* Three further double bedrooms
- \* Underfloor heating via air source heat pump
- \* 3kW solar PV panels for energy efficiency
- \* Utility room, WC & understairs storage
- \* High-spec finish throughout

