



WINSCOTE CLOSE
CROWBOROUGH - OFFERS OVER £675,000



2 Winscote Close

Crowborough
East Sussex, TN6 1JQ

**Entrance Hall - Downstairs Cloakroom - Sitting Room
Dining Room - Conservatory - Kitchen/Breakfast Room
Utility Area - Integral Garage - Master Bedroom With En
Suite Bathroom - Three Further Bedrooms - Family
Bathroom - Established Front & Rear Gardens
Off Road Parking**

Set in a small cul-de-sac development built by Berkeley homes in the mid 1990s is this most attractive detached family home. The house benefits from an excellent layout comprising an entrance hall with downstairs cloakroom, a sitting room with feature fireplace, a dining room with direct access out to the rear garden, a conservatory and an attractive kitchen/breakfast and utility area along with an integral garage. On the first floor is a master bedroom with a large en suite bathroom and three further bedrooms served by a family bathroom. Externally to the front of the property is off road parking with access into the integral garage and to the rear is a family friendly secluded rear garden. Properties in this location are rarely available to the market and therefore we have no hesitation in recommending a viewing as soon as possible.

COVERED ENTRANCE PORCH:

Obscured glass panelled uPVC front provides access into:

ENTRANCE HALL:

Window to front, radiator, wall mounted alarm, smoke detector, ceiling rose and cornice, carpet as fitted and under stairs cupboard.

DOWNSTAIRS WC:

WC, pedestal wash hand basin, radiator, Amtico flooring, inset spot lighting and obscured window to front.

SITTING ROOM:

Feature fireplace with marble mantle and surround, granite hearth with inset remote control gas fired stove, two radiators, tv/sky points, dual aspect with large window to front, further window to side and double timber doors open into:

DINING ROOM:

Radiator, ceiling rose and cornice, carpet as fitted and patio doors with windows to side open out to a patio.



KITCHEN/BREAKFAST ROOM:

Attractive country style kitchen featuring a range of wall and base units with work tops over with tiled splashback, inset stainless steel twin sinks with swan neck vegetable washer and drainer, inset 5-ring gas hob with extractor fan over and oven under, integrated fridge/freezer, space for dishwasher, LED spot lighting and window into conservatory.

UTILITY AREA:

Comprising a range of wall and base units with work tops over and tiled splashback, inset stainless steel sink, space for washing machine and tumber dryer, Worcester Bosch gas boiler with wall mounted heating controls, additional shelving, radiator, tiled flooring, glass panelled uPVC door opens out to garden and further door with access into:

INTEGRAL GARAGE:

Electric roller door, concrete flooring, wall mounted consumer unit and double glazed door to side.

CONSERVATORY:

Of dwarf wall construction with double glazed surrounds and roof blinds, wooden floor with under floor heating and double doors with access out to the garden.

FIRST FLOOR LANDING:

Galleried landing with smoke detector, cupboard housing hot water tank with additional shelving, access to loft which is boarded with light, small study area with radiator and window to front.

MASTER BEDROOM:

Built in wardrobe cupboard with hanging rail, carpet as fitted, radiator with thermostat, window to front and door into:

EN SUITE BATHROOM:

A large bathroom comprising a bath with shower attachment over and tiled surrounds, shower cubicle with rainfall shower, pedestal wash hand basin, dual flush low level wc, shaver point, chrome heated towel rail, inset LED lighting, extractor fan, a mico flooring and obscured window to rear.

BEDROOM:

Built in wardrobe cupboard, carpet as fitted and window to rear overlooking the garden.

BEDROOM:

Built in wardrobe cupboard, additional built in unit with base and wall units with desk over, radiator, carpet as fitted and window overlooking the rear garden.

BEDROOM:

Wardrobe cupboard with hanging area and storage above, carpet as fitted, radiator and window to front.



FAMILY BATHROOM:

Panelled bath with tiled surrounds and separate shower attachment, built in shower cubicle with tiled surrounds, shower cubicle with integrated Aqualisa shower, dual flush low level wc, pedestal wash hand basin, radiator, inset spot lighting, extractor fan and antico flooring.

OUTSIDE FRONT:

The property is approached via a private drive providing parking to the front of the garage with the remainder of the garden principally laid to lawn with various areas of planting. Side access to rear garden.

OUTSIDE REAR:

The garden offers a good size patio adjacent to the property providing a seating area ideal for outside entertaining. In addition is an area predominately laid to lawn together with a summerhouse and fence and natural boundaries providing a good deal of seclusion and privacy.

SITUATION:

Crowborough town itself provides an excellent range of shopping facilities including a post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge in approximately one hour and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside.

TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

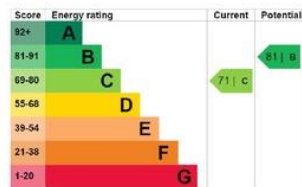


Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666

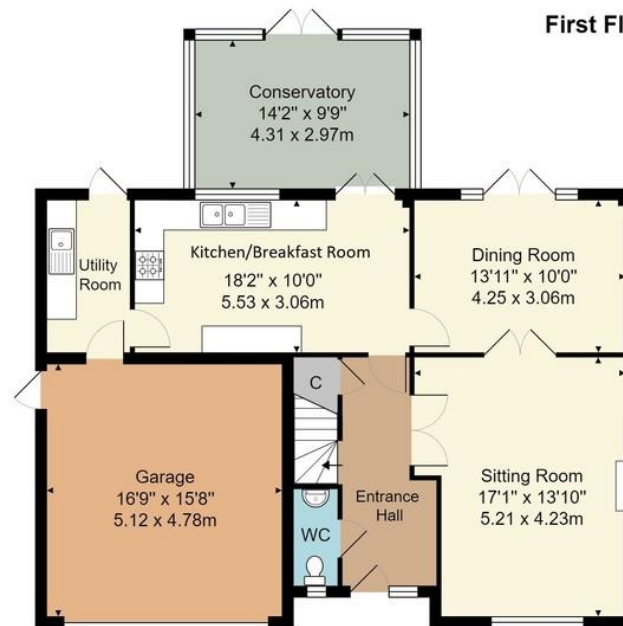
Email: crowborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD, TONBRIDGE,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



First Floor



Ground Floor

Approx. Gross Internal Area 1967 ft² ... 182.7 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.