



CHURCH ROAD

CROWBOROUGH - ASKING PRICE OF: £925,000



Marwell

5 Church Road
Crowborough TN6 1BL

Covered Entrance - Entrance Hall - Downstairs WC - Sitting Room - Kitchen/Diner/Family Room - Utility Room - Downstairs Bedroom – En Suite Shower Room - Master Bedroom Suite - Further Four Double Bedrooms - Family Bathroom - Integral Garage - Driveway - Front & Rear Gardens

Easy living is assured for the whole family at this well thought out detached family home. The property has been extended and internally remodelled and now offers a contemporary layout. A welcoming entrance hall greets you and provides access to a downstairs wc, generous sitting room with feature fireplace and a most impressive open plan kitchen/dining/family room with utility room. A real plus of the house and ideal for either visiting relatives, a teenager or an elderly relative is a downstairs bedroom and en suite shower room plus direct access to the rear garden. To the first floor is a master bedroom suite comprising a separate dressing room with ample fitted wardrobes and a particularly large en suite bathroom with attractive freestanding bath. Four further double bedrooms are served by a modern family bathroom. Externally to the front is a driveway providing off road parking and access to the integral garage and to the rear is a good size family friendly garden with wraparound patio. This property benefits from an excellent layout and is well presented throughout and should be viewed without delay.

COVERED FRONT ENTRANCE:

Exterior lighting and obscured double glazed composite front door leads into:

ENTRANCE HALL:

Comprising built-in coats cupboard, further under stairs storage cupboard housing fuses and meters, stone tiled flooring, radiator and doors leading into:

DOWNSTAIRS WC:

Low level WC, oval wash hand basin and chrome mixer tap set within wooden vanity unit with tiled splashback surround, continuation of stone tiled flooring, radiator and obscured double glazed window to front.





KITCHEN/DINER/FAMILY ROOM:

Offering open plan living and comprising a well designed kitchen for entertaining, fitted with a range of matching wall and base units, large corner unit with built-in shelving and wine rack, two integrated eye level Samsung ovens, space for freestanding American style fridge/freezer and further space for freestanding wine chiller, granite work surfaces, integrated dishwasher and inset deep stainless steel sink bowl with chrome mixer tap. In addition is a substantial centre island with granite work surfaces incorporating an inset 5-ring gas hob, a generous selection of storage cupboards and drawers along with a bar stool seating area giving plenty of space for informal dining. Ample space for dining and sofa seating, continuation of stone tiled flooring with underfloor heating, wall tv aerial point, vaulted ceiling to include three Velux windows and recessed spot lights, double glazed windows to front, double glazed bifold doors to the rear garden, and door into:

UTILITY ROOM:

Extensive range of matching wall and base units with solid wood work surfaces and splashback, inset stainless steel sink bowl and drainer with chrome mixer tap, space for freestanding washing machine and tumble dryer, continuation of stone tiled flooring with underfloor heating, recessed spot lighting and obscured double glazed window to side.

SITTING ROOM:

A spacious room featuring a large brick fireplace with oak mantel, brick hearth and inset wood burning stove, two radiators, tv/telephone/satellite points, recessed LED spot lights, vaulted ceiling with two Velux windows, double glazed windows to rear and side and double glazed bifold doors to rear garden.

DOWNSTAIRS BEDROOM:

Providing annexe potential and currently consisting of two fitted double wardrobes with hanging rails, space for kitchenette area which is currently used as shelving/storage space, vaulted ceiling with Velux window, dual aspect with double glazed windows to side and rear and double glazed patio doors to rear garden, recessed spot lights, two radiators, tv/satellite points, and oak door into:

EN SUITE SHOWER ROOM:

Walk-in open shower enclosure with Aqualisa shower and overhead rainfall showerhead with separate handheld attachment, low level wc with granite effect shelf above, wash hand basin and chrome mixer tap set within a vanity unit with drawer/cupboards beneath and shaver point, wide chrome ladder style heated towel rail, recessed spot lights and extractor fan, fully tiled walling, tiled flooring and obscured double glazed window to side.

FIRST FLOOR LANDING:

Loft hatch with access to part boarded attic via ladder, built-in airing cupboard with shelving and additional radiator, radiator, and doors into:

MASTER BEDROOM SUITE:

Radiator, tv aerial point, power points with USB points, recessed LED spot lights, radiator, double glazed window to front and door into:

DRESSING ROOM:

Four fitted double wardrobes and door into:

EN SUITE BATHROOM:

Deep oval freestanding bath with chrome floorstanding tap and separate handheld shower attachment, large fully tiled open walk-in shower enclosure with Aqualisa shower and overhead rainfall showerhead, low level wc, His/Hers oval wash basins and chrome mixer taps set within a wide oak framed vanity unit with shelving beneath, tiled splashback, shaver point to side, two heated towel rails, recessed spot lights and extractor fan, stone tiled flooring and obscured double glazed window to rear.

BEDROOM:

Fitted double wardrobe with built-in shelving and hanging rails, radiator and double glazed window to front.

BEDROOM:

Fitted double wardrobe, radiator and dual aspect with double glazed windows to side and rear.

BEDROOM:

Fitted double wardrobe, radiator and double glazed window to rear.

BEDROOM/STUDY:

Fitted full length desk with fitted drawers, radiator and double glazed window to front.

FAMILY BATHROOM:

Enclosed bath with Aqualisa shower over, mosaic tiled walling and glass shower screen, low level wc, oval wash hand basin with chrome mixer tap set within wooden vanity unit, shaver point, chrome ladder style heated towel rail, fully tiled walling, tiled flooring and obscured double glazed window to side.

INTEGRAL GARAGE:

Accessed via electric garage door and housing the Worcester gas boiler and large hot water cylinder, light and power connected, plumbing for washing machine, fitted cupboards and hose pipe tap.

OUTSIDE:

To the front double gates opens to a driveway providing off road parking with exterior lighting and a mix of hedging and brick walling to the boundaries. Timber gates to either side of the property provide access to the rear garden with a pathway leading to a wraparound paved patio area suited to outside entertaining with extensive exterior lighting, power points and tap. Furthermore is a large expanse of level lawn with the majority of the garden being arranged via sleeper raised flower beds to borders, fence panelling and well kept hedging to the rear that provides a good level of privacy and seclusion. Additionally is a large timber cabin style garden shed/summerhouse with double doors and window to side.

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. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of grammar schools and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of Brighton and Eastbourne are situated approximately one hour's drive away and Gatwick Airport can be reached in approximately 45 minutes by car.

TENURE:

Freehold

COUNCIL TAX BAND:

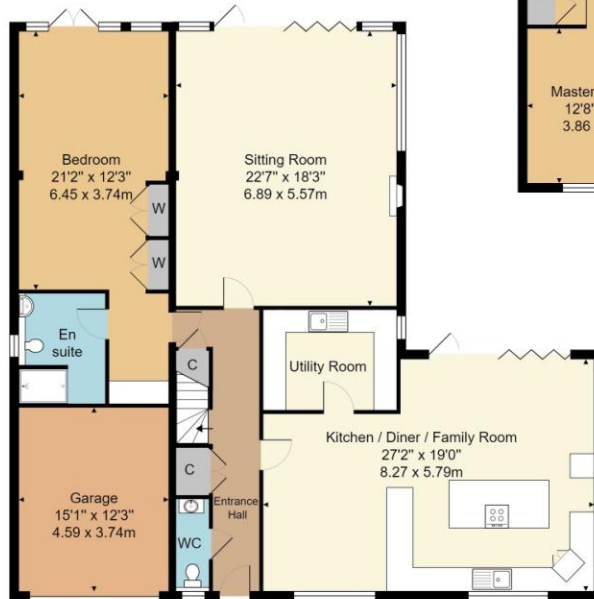
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VIEWING:

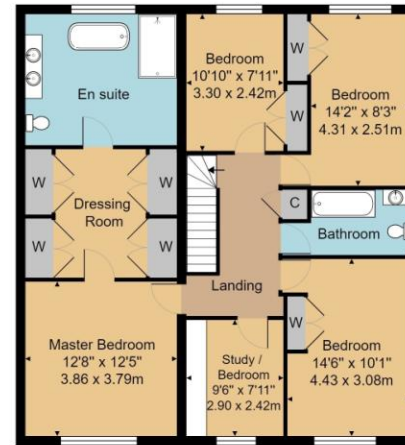
By appointment with Wood & Pilcher Crowborough 01892 665666.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor



First Floor

Approx. Gross Internal Area 2832 sq. ft / 263.1 sq. m
(Includes Garage)

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.

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 contained. 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

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