

ORCHARD PLACE
CROWBOROUGH - £1,250,000



Redwood House

Orchard Place, Southview Road
Crowborough, TN6 1GA

Entrance Hall - Cloakroom - Study - Sitting Room - Dining Room - Kitchen/Breakfast Room - Utility Room - Main Bedroom with En Suite Bathroom - Guest Bedroom with En Suite Shower Room - Four Further Double Bedrooms Dressing Area - Family Bathroom - Shower Room - Double Garage - Off Road Parking - Attractive Gardens & Patio

An immaculately presented six bedroom detached family house, originally sold by us in 2007 and constructed by Millwood Designer Homes. Set in a private cul-de-sac near to Crowborough Golf Course and one of only three properties, this substantial property benefits from an excellent layout set over three floors offering flexible living for the modern family. A welcoming entrance hall leads to a study, sitting room with feature fireplace and direct access to the rear garden and a dining room. The kitchen/breakfast room includes granite worktops along with many integrated kitchen appliances and doors opening out to a patio, whilst a useful utility room a downstairs cloakroom completes the ground floor accommodation. A light filled galleried first floor landing provides access to four bedrooms all doubles and with two en suites and a family bathroom providing plenty of facilities suited for a busy family. Located to the top floor and ideal for either a teenager or visiting family are two further double bedrooms, both with far reaching views and use of a modern shower room. Externally to the front is an area of off road parking and a double garage and to the rear is a south facing garden with a large patio and an expanse of lawn. This much loved and well maintained home is offered to the market with no onward chain and should be viewed to appreciate the appeal and quality on offer.

COVERED ENTRANCE PORCH:

Letterbox and glass panelled timber door into:





ENTRANCE HALL:

Coir entrance matting, stairs to first floor, under stairs cupboard with coats hanging area, additional cupboard housing the consumer unit and electric smart meter, radiator, wood flooring, inset spot lighting and a smoke detector.

STUDY:

Radiator, carpet as fitted and two double glazed windows to front.

SITTING ROOM:

A generous sized room featuring a fireplace with iron basket, oak bressumer, brick hearth and surround, carpet as fitted, three radiators, double glazed windows to side and rear along with double glazed French doors opening out to a patio and garden beyond.

DINING AREA:

Carpet as fitted, radiator and double glazed patio doors opening out to a patio.

CLOAKROOM:

Dual flush low level wc, wall mounted wash hand basin with mixer tap, part tiled walling, tiled flooring, radiator, extractor fan, inset spot lights and obscured double glazed window to front.

KITCHEN/BREAKFAST ROOM:

Range of wall and base unit with granite worktops and upstands, one and half bowl stainless steel sink with swan mixer tap and integrated appliances to include a ceramic induction hob with extractor fan over and twin ovens under, a dishwasher and a fridge and separate freezer. Ceramic tiled flooring, breakfast area with space for table and chairs, double glazed windows to rear and side and double glazed French doors opening out to a patio.

UTILITY ROOM:

Separate spaces for a fridge/freezer, tumble dryer and washing machine, cupboard housing Ideal gas boiler, tiled flooring, extractor fan, radiator, inset spot lighting and double glazed window to front and double glazed door to side.

Half landing with two double glazed windows to front rises to:

GALLERIED FIRST FLOOR LANDING:

Smoke detector, carpet as fitted, two radiators, storage cupboard, inset spot lighting and stairs to second floor.

MAIN BEDROOM:

Two built-in wardrobe cupboards with hanging rails, carpet as fitted, radiator, double glazed window to rear and door into:

LARGE EN SUITE BATHROOM:

Panelled bath with tiled surrounds and mixer tap, large tiled walk-in shower cubicle with integrated

shower, dual flush low level wc, twin wall mounted basins with mixer taps, mirrored wall, chrome heated towel rail, tiled flooring, inset LED spot lighting and obscured double glazed window to front.

GUEST BEDROOM:

Two built-in wardrobe cupboards, carpet as fitted, radiator with thermostat, double glazed windows to front and side and door into:

EN SUITE SHOWER ROOM:

Tiled shower cubicle with integrated shower, dual flush low level wc, wall mounted basin with mixer tap, shaver point, chrome heated towel rail, extractor fan, inset spot lighting, tiled flooring and obscured double glazed window to front.

BEDROOM:

Two wardrobe cupboards with hanging rails, carpet as fitted, radiator and double glazed window to rear with far reaching views.

BEDROOM:

Carpet as fitted, radiator and double glazed window to rear overlooking the garden.

FAMILY BATHROOM:

Panelled bath with tiled surround, integrated shower over and glass screen, dual flush low level wc, wall mounted wash hand basin with mixer tap, shaver point, mirrored wall, tiled flooring and obscured double glazed window to rear.

SECOND FLOOR LANDING:

Cupboard housing pressurised Mega flow hot water tank, smoke detector and velux roof window.

BEDROOM:

Currently used as a Snug/TV room with a radiator and a double glazed dormer window to rear with beautiful views across to the South Downs.

BEDROOM:

Storage cupboard, carpet as fitted, radiator, loft access, double glazed dormer window to rear with views towards the South Downs and door into:

LARGE DRESSING AREA:

Vinyl flooring and window to front.

SHOWER ROOM:

Tiled cubicle with integrated shower, dual flush low level wc, wall mounted wash hand basin, mirrored wall, shaver point and a chrome heated towel rail.



OUTSIDE FRONT:

The garden is principally laid to lawn enclosed by hedge borders with stone path leading to the main entrance and side access. In addition is an area for off road parking that leads to a pitched tiled double garage with exterior lighting and accessed via key fob operated doors.

OUTSIDE REAR:

Enjoying a southerly aspect the garden benefits from a large patio ideal for outside entertaining with the remainder of the garden is predominately laid to lawn with an abundance of established planting and hedging and a timber garden shed.

SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge in approximately one hour as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. 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.

TENURE: Freehold

COUNCIL TAX BAND: G

AGENTS NOTE: A management fee of currently £100.00 per calendar month is payable for maintenance and upkeep of the communal areas. The charge is subject to change.

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	77/c	82/B
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 3229 ft² ... 300.0 m² (excluding 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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