



RANNOCH ROAD
CROWBOROUGH - £875,000



Kelmescott

Rannoch Road
Crowborough TN6 1RA

**Covered Entrance Porch - Spacious Entrance Hall - Living Room - Dining Room - Kitchen - Utility - Downstairs Bedroom & Shower Room - Main Bedroom with En Suite Shower Room - Further Bedroom - Family Bathroom
Detached Double Garage & Driveway - Extensive Gardens with Summerhouse and Woodland Views**

Believed to have been built in the early 80s this detached home has a great deal to offer to include beautiful gardens with a woodland/rural aspect which also incorporates a summerhouse which could be used as a home office. In addition is the detached double garage with power plus ample roof storage as well a workstation area. Internally this house is presented beautifully and benefits from a large living room with exposed beams with doors leading directly out to the rear garden, kitchen with utility and a dining room. Located to the ground floor is downstairs bedroom and separate shower room and to the first floor are two double bedrooms with en suite and family bathroom.

COVERED MAIN ENTRANCE:

Quarry tiled flooring, outside lighting, glazed window to side and double glazed Upvc front door into:

ENTRANCE HALL:

Wood effect laminate flooring, corner coving, radiator, under stair storage cupboard, double set of oak doors lead into:

LIVING ROOM:

This room enjoys high vaulted ceilings and exposed timber beams, recently installed gas fire with brick hearth and floor to ceiling brick chimney breast, tv and telephone points, spot lighting, three radiators, ample space for dining table and chairs, dual aspect with two double glazed windows to front and double glazed French doors with access out to the rear garden.

DINING ROOM:

Continuation of wood effect laminate flooring, radiator, ceiling coving, tv point and double glazed bi-folding doors to the rear garden.



KITCHEN:

Range of matching wall and base units with wooden cupboard fronts and granite work tops with splashback, inset double stainless steel sink with chrome mixer tap, integrated appliances include a dishwasher, eye level oven, separate grill, Neff electric hob/extractor fan above, fridge and freezer, granite wall mounted shelf, radiator, tiled flooring, two sets of double glazed windows to rear overlooking the garden and glazed timber door into:

UTILITY ROOM:

Range of matching wall and base units with granite effect roll top work surfaces, inset sink and drainer with chrome mixer tap, tiled splashback, space for freestanding washing machine and tumble dryer, cupboard housing wall mounted boiler, high level mounted consumer unit, tiled flooring, double glazed window and Upvc door to side.

DOWNSTAIRS BEDROOM:

Three fitted cupboards with shelving, radiator and three double glazed windows to front.

DOWNSTAIRS SHOWER ROOM:

Enclosed corner shower cubicle with Mira shower, low level wc set into vanity unit with shelf and storage along with further cupboard above, floating corner wash hand basin with chrome mixer tap, recessed spot lighting, tiled flooring and fully tiled walling, radiator and obscured double glazed window to side.

FIRST FLOOR LANDING:

Exposed timbers and doors to:

MAIN BEDROOM:

Large walk-in cupboard currently used as a wardrobe area with hanging rails and shelving, radiator and double glazed windows to rear with outlook across woodland.

EN SUITE SHOWER ROOM:

Enclosed shower cubicle with Mira shower and rainfall shower head, low level wc, wash hand basin set into vanity unit with storage beneath and roll top shelving above, recessed spot lights, tiled flooring, part tiled walling, radiator and velux window to side.

FAMILY BATHROOM:

Enclosed jacuzzi bath with chrome hot and cold mixer tap and shower attachment, low level wc, wash hand basin set into vanity unit with storage beneath and roll top shelf above, recessed spot lights, tiled flooring, part tiled walling, fitted shelving unit, radiator and velux window to side.

BEDROOM:

Eaves storage cupboards along with a fitted cupboard with hanging rail and shelving, loft hatch with access to attic and pull down ladder, radiator and two sets of double glazed windows to front.

OUTSIDE FRONT:

To the front the property is situated within a private drive, brick paved driveway to front allows parking for several vehicles and provides access via two up/over doors to the



detached double garage with lighting, power, ample storage within roof space and fitted cupboards with work surfaces ideal as a workstation. The remainder of the front garden are various areas laid to lawn with an array of well established flower borders. Access to the rear garden is via stepping stones and through an iron gate.

OUTSIDE REAR:

To the rear garden is a large expanse of lawn and once again hosting a variety of established planting and a small garden pond. Paved patio area and to the end of the garden is a timber framed summerhouse currently used as a craft room and would also be ideal as a home office along with storage to the side. The garden as a whole is enclosed by fence and hedge boundaries and a pleasant outlook over woodland. To the side of the property is an additional area of garden and a paved patio area with the majority laid to shingle, array of flower borders, outside tap, power point and a secluded spot currently used as a hot tub (not included) area. Between the side and rear garden areas is low level trellising and gate which would be a secure area for pets.

SITUATION:

Crowborough town provides an excellent range of shopping facilities including a bank, post office, doctors, dentists, supermarkets and an array of independent shops and retailers. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including several golf courses 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 and a good range of schooling including the grammar schools.

TENURE: Freehold

COUNCIL TAX BAND: G

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 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

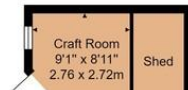


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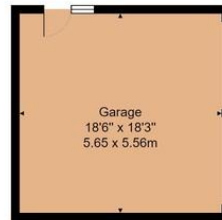
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Area: 118 ft² ... 11.0 m²



Area: 338 ft² ... 31.4 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.



Ground Floor



First Floor

House Approx. Gross Internal Area 1907 sq. ft / 177.2 sq. m
(Excluding Outbuildings)