



COURT MEADOW CLOSE
ROTHERFIELD - £765,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

Gable End

19 Court Meadow Close
Rotherfield
TN6 3LW

**Entrance Hall - WC - Family Room - Kitchen/Dining
Room/Sitting Room- Utility Room - Main Bedroom With
En Suite Shower Room - Guest Bedroom With En Suite
Shower Room - Two Further Bedrooms - Family Bathroom
Double Garage - Off Road Parking - Paved Rear Garden**

Our vendor has internally remodelled this home which now offers excellent levels of modern fittings within a contemporary layout. The ground floor consists of a cloakroom, a family room and considered the hub of the home is the stunning open plan kitchen/dining/sitting room with direct access out to the rear garden and a utility room. To the first floor are four bedrooms, two en suite shower rooms and a family bathroom, ideal for a busy family. Externally to the front is a newly laid driveway with ample off road parking and access to a detached double garage and the rear garden is of a good size and newly laid with Indian sandstone for easy maintenance. Court Meadow Close is a highly desirable address located within the sought after village of Rotherfield and a viewing is essential to see the appeal of this much loved home.

ENTRANCE HALL:

Solid wood flooring.

CLOAKROOM:

Sink with tiled splashback set into vanity unit with mirror above, wc and laminate tongue and groove flooring,

FAMILY ROOM:

Radiator, carpet as fitted and two windows to front.

KITCHEN/DINER/SITTING ROOM:

Kitchen/Diner:

Modern range of floor to ceiling units and drawer storage with quartz worktops over. Integrated appliances include a double oven with microwave and separate air oven and a fridge/freezer. In addition is a centre island with further storage space below, continuation of quartz worktop including a pop up socket set, a large double induction hob with central built-in extractor and a Quooker mixer tap with single stainless steel sink. Feature steel beams with LED lighting, space for large dining furniture, built-in bookcase, contemporary and efficient radiators, solid hardwood flooring and bifold doors with direct access to rear garden.



Sitting Area:

Chesney log burner with brick surround, area of shelving, contemporary and efficient vertical radiator, continuation of solid hardwood flooring and bifold doors with direct access to rear garden.

UTILITY ROOM:

Space for washing machine and dryer, new boiler, brand new consumer units, continuation of solid wood flooring, window to front and door to side access.

FIRST FLOOR LANDING:

Airing cupboard with brand new pressurised solar system, access to part boarded loft and solid wood flooring.

MAIN BEDROOM:

Two built-in double wardrobes, separate wardrobe cupboard, carpet as fitted, radiator and window to front.

EN SUITE SHOWER ROOM:

Tiled enclosure with remote controlled shower, wc, single sink with monobloc mixer tap, drawer storage beneath and mirrored vanity unit above, shaver point, underfloor heating attractive wall tiling, LED spot lighting, heated towel rail and window to side.

GUEST BEDROOM:

Radiator, carpet as fitted, three LED downlighters and window to front.

EN SUITE SHOWER ROOM:

Large walk-in shower enclosure with dual power shower, wc, sink with monobloc tap set into vanity unit with drawer storage beneath, mirrored vanity unit over and shaver point, extractor fan, two LED downlighters and vinyl flooring.

BEDROOM:

Double doors to connecting bedroom, carpet as fitted, radiator and window to rear.

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Double doors to connecting bedroom, carpet as fitted, radiator and two windows to rear.

FAMILY BATHROOM:

Bath with shower over, wc, single sink with vanity unit below and shaver point, heated towel rail, tiled flooring, extractor fan, inset ceiling spot lighting and window to side.

OUTSIDE FRONT:

The property is approached via a new herringbone drive providing ample off road parking and continues to a double garage accessed by an electric up/over door.

OUTSIDE REAR:

To the rear is a generous garden newly laid with Indian sandstone for ease of maintenance, creating an ideal area for outside seating and entertaining. In addition is access to the double garage, exterior lighting and established hedging.



SITUATION:

The property is in the delightful village of Rotherfield which offers an array of facilities including general stores, pharmacy, doctors' surgery, local inns, churches and primary school. Crowborough town is approximately 4 miles away and offers good shopping facilities including a range of supermarkets, a wide range of junior and seniors schooling and main line rail services at nearby Jarvis Brook with trains to London. There are excellent recreational facilities including golf at Crowborough Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. The famous Ashdown Forest with its superb walks and riding facilities is also nearby. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 9 miles distance, whilst the coast at both Brighton and Eastbourne can be reached in approximately an hour's drive.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

AGENTS NOTE:

New solar panels fitted to roof generating up to 5.75kw.

Brand new Megaflow system.

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

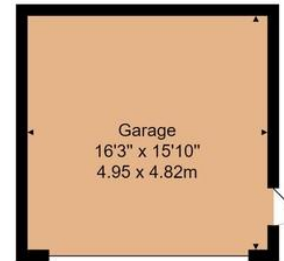


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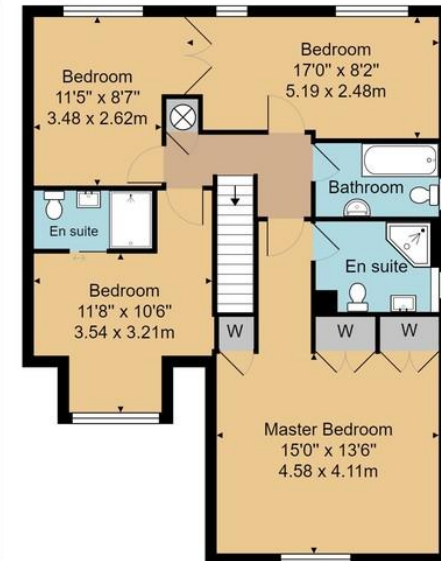


Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

House Approx. Gross Internal Area 1770 sq. ft / 164.5 sq. m
Garage Approx. Internal Area 257 sq. ft / 23.9 sq. m

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.