



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi-Detached House
- 2 Bedrooms
- Sitting/Dining Room
- South Facing Rear Garden
- Garage & Parking Space
- Energy Efficiency Rating: D

**Court Meadow, Rotherfield**

**£425,000**

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### 31 Court Meadow, Rotherfield, Crowborough, TN6 3LQ

A two bedroom semi-detached modern property nestled in the heart of the bustling village of Rotherfield with a peaceful outlook towards the church and Court Meadow Green. This good size two bedroom home is within a few minutes walk of all the local amenities in the village including the doctors surgery, pharmacy, pubs and convenience store. Further benefits include a southerly facing rear garden with access to a single garage with electric up/over door and to the front of the property is a low maintenance area of garden.

#### COVERED ENTRANCE PORCH:

Exterior sensor lighting, outside cupboard housing gas/electricity meters along with Worcester Bosch boiler. Glass panelled uPVC composite door opens into:

#### ENTRANCE HALL:

Stairs to first floor, radiator, telephone point, carpet as fitted and double glazed window to side.

#### WC:

Low level wc, wall mounted wash hand basin, wall mirror, tiled surrounds, carpet as fitted, radiator and obscured double glazed window to front.

#### KITCHEN:

Range of wall and base units with worktops and tiled splashbacks over, stainless steel sink with mixer tap and drainer, 4-ring gas hob with extractor fan over and electric oven under, washing machine, space for fridge/freezer, radiator, vinyl flooring, double glazed window to front and opening through into:

#### SITTING/DINING ROOM:

Feature fireplace incorporating an electric fire with wood mantel, surround and granite hearth, under stairs cupboard with hanging area and power points, carpet as fitted and double glazed patio doors opening out to the rear garden.

#### FIRST FLOOR LANDING:

Airing cupboard housing the hot water tank with shelving.

#### BEDROOM:

Wardrobe cupboard providing hanging rail storage and shelving, further cupboard with hanging rail storage, two areas of shelving, carpet as fitted, radiator, tv point and double glazed window to front overlooking Court Meadow Green.

#### BEDROOM:

Wardrobe cupboard with hanging rail storage and further storage above, hatch with dropdown ladder and light to fully insulated and part boarded loft, carpet as fitted, radiator and double glazed window overlooking the rear garden.



**FAMILY BATHROOM:**

Panelled bath with tiled surrounds and integrated shower over, dual flush low level wc, pedestal wash hand basin, wall mirror with light above, inset ceiling lighting and a radiator.

**OUTSIDE FRONT:**

Low maintenance area of garden featuring a shingle area with mature shrubs and hedge border.

**OUTSIDE REAR:**

Patio area adjacent to the property with exterior lighting, tap and an awning, providing space for garden table and chairs. The remainder of the garden is principally laid to lawn with an array of established planting.

Parking space and access to a single garage via electric up/over door and comprising eaves storage, concrete floor, power/light, window to side and timber personal door to rear garden.

**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 senior 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:**

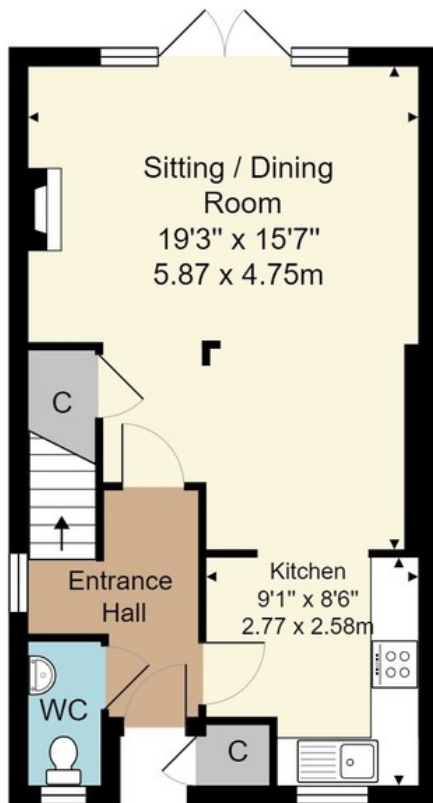
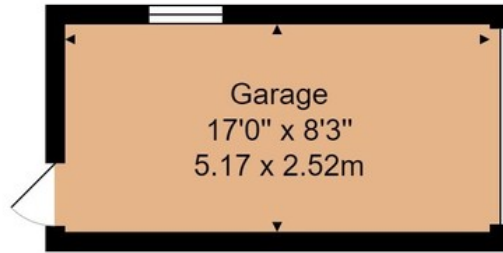
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**VIEWING:**

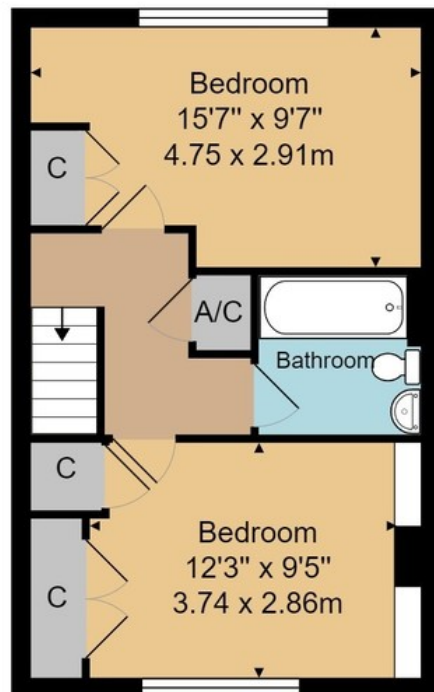
By appointment with Wood & Pilcher 01892 665666



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



**Ground Floor**



**First Floor**

**House Approx. Gross Internal Area 839 sq. ft / 78.0 sq. m**  
**Garage Approx. Internal Area 141 sq. ft / 13.1 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.

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