



COURT MEADOW CLOSE
ROTHERFIELD £725,000



WOOD & PILCHER
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1 Court Meadow Close

Rotherfield,
Crowborough, TN6 3LW

**Entrance Hall - WC - Sitting Room - Dining Room
Kitchen/Family Room - Utility Room - Integral Garage
Four Bedrooms - Dressing Room - En Suite Shower Room
Family Bathroom - Off Road Parking - South Westerly
Facing Rear Garden - Garden Home Office/Studio**

One of only two houses of traditional brick built construction in the close is this immaculately presented detached family house. The well thought out accommodation consists of a welcoming entrance hall, a wc and a well pro-portioned light sitting room providing family space centred around a log burner. A dining room leads directly out to the rear garden and a stunning kitchen hosts many of the usual appliances and use of a family area, allowing the space to be used for a variety of uses. In addition is a utility room and access into the integral garage. To the first floor the four current bedrooms are all doubles, two with fitted wardrobes and with an en suite shower room and family bathroom there are plenty of facilities ideal for a busy family. Externally to the front the garden provides a generous amount of parking with EV charging point and to the rear is a well tended garden, enjoying a south westerly aspect and the advantage of a garden home office/studio. This is a much loved home introduced to the market with a superb finish which will be appreciated when viewing.

COVERED ENTRANCE PORCH:

Exterior lighting, flagstone paving and glass panelled uPVC front door opens into:

ENTRANCE HALL:

Coir entrance matting, double glazed window to front, oak flooring, stairs to first floor, under stairs recess and cupboard, radiator and LED lighting.

WC:

Low level wc, wash hand basin with mixer tap set into vanity unit, radiator and oak flooring.

SITTING ROOM:

Feature fireplace incorporating a wood burning stove with brick hearth and oak bressumer above, inset LED lighting, carpet as fitted, two double glazed windows to side and large double glazed window to front.



DINING ROOM:

Space for dining furniture, radiator, carpet as fitted and large double glazed patio doors opening to rear garden.

KITCHEN/FAMILY ROOM

Range of wall and base units with high quality Quartz worktops/upstands over and an inset one and half bowl stainless steel sink with mixer tap. Integrated appliances include a 5-ring gas hob with extractor fan, twin eye level ovens, a microwave and a fridge/freezer. Oak flooring, LED downlighters, two radiators, double glazed window to rear and uPVC rear door with direct access out to the patio and garden beyond.

UTILITY AREA:

Wall and base units providing useful storage, space for washing machine and tumble dryer, wall mounted Worcester Bosch boiler, coats hanging area and door into:

INTEGRAL GARAGE:

Accessed via electric up/over roller blind door.

GALLERIED FIRST FLOOR LANDING:

Access to part boarded loft via dropdown ladder, airing cupboard with storage and shelving, carpet as fitted and doors into:

MAIN BEDROOM:

Radiator, carpet as fitted, double glazed window overlooking open countryside to the rear and door into:

EN SUITE SHOWER ROOM:

Tiled cubicle with thermostatic shower, rainfall showerhead and separate shower attachment, dual flush low level wc, vanity wash hand basin with storage under, chrome heated towel rail, mirrored wall and double glazed window to side.

BEDROOM:

Radiator, carpet as fitted and double glazed window to front.

BEDROOM:

Wardrobe cupboard with hanging rail and storage, radiator, carpet as fitted and double glazed window to front.

BEDROOM:

Wardrobe cupboard with hanging rail and storage, radiator, carpet as fitted and double glazed window to rear.

DRESSING ROOM:

Carpet as fitted and double glazed window to front.

FAMILY BATHROOM:

Panelled Roka bath with side waterfall taps, thermostatic shower over, rainfall showerhead and separate shower attachment, dual flush low level wc, vanity wash hand basin with storage under, shaver point, heated towel rail, inset LED lighting, vinyl flooring and obscured double glazed window to rear.



OUTSIDE FRONT:

Extensive brick block driveway providing ample off road parking and EV charging point along with an area laid to lawn.

OUTSIDE REAR:

Benefiting from a south westerly aspect the garden includes a large re-fitted flagstone patio ideal for outside entertaining. In addition is an expanse of lawn with various areas of established planting, hot/cold outside taps and enclosed by fence boundaries.

HOME OFFICE/STUDIO:

Wood flooring, power and lighting and accessed via double glazed doors.

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:

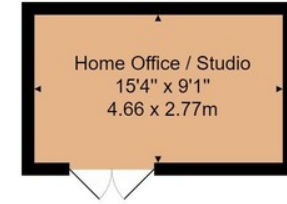
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VIEWING:

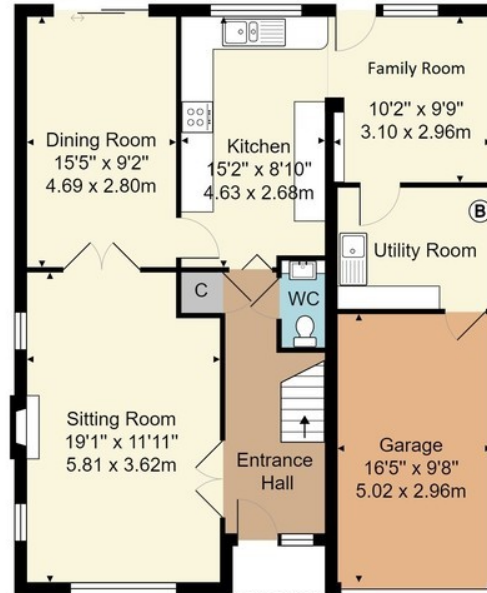
By appointment with Wood & Pilcher Crowborough 01892 665666

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.

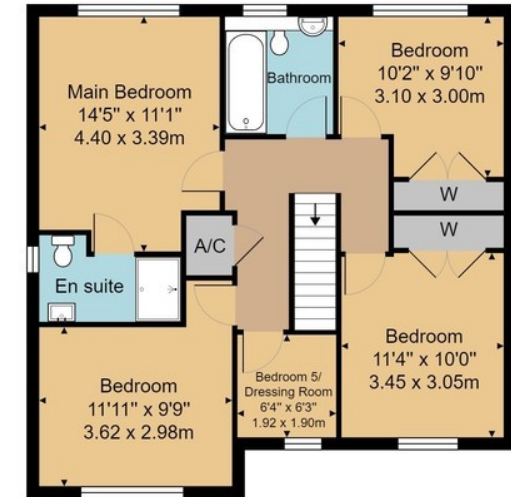
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Outbuilding



Ground Floor



First Floor

House Approx. Gross Internal Area(Incl. Garage) 1748 sq. ft / 162.4 sq. m
 Outbuilding Approx. Internal Area 139 sq. ft / 12.9 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.



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