



THE MALLARDS  
CROWBOROUGH - £680,000





# 1 The Mallards

Crowborough TN6 3TF

**Entrance Hall - Downstairs Cloakroom - Sitting Room  
Study - Kitchen/Dining Room - Utility Room - Main  
Bedroom With En Suite Shower Room - Three Further  
Double Bedrooms - Family Bathroom - Detached Garage  
Off Road Parking - Landscaped Walled Rear Garden  
Balance of NHBC Warranty**

Unexpectedly on the market is this beautifully presented detached family home of a Sycamore design by Riverdale Developments. The house has a bright and airy feel and set within an exclusive new development only a short walk from a 70 acre Country Park. The accommodation comprises of an entrance hall, downstairs cloakroom, sitting room, study and a contemporary kitchen/dining room with separate utility. To the first floor is a main bedroom with en suite shower room and three further double bedrooms that are served by a modern family bathroom. Externally to the front is an area of garden with a driveway leading to a garage and to the rear is a most attractive and recently landscaped walled garden with newly paved Indian sandstone patio. This well appointed family home has been built to a high standard with great attention to detail, that offers flexible living for the modern family.

The accommodation with Amtico flooring, fitted carpets and double glazing is as follows:

## **OPEN PORCH:**

Exterior lighting leads to a composite double glazed door which provides access into:

## **ENTRANCE HALL:**

Radiator with wall mounted heating thermostat, Amtico flooring, wall mounted security alarm, large built-in wardrobe with hanging rail and shelving, and range of doors into:

## **DOWNSTAIRS CLOAKROOM:**

Low level wc, pedestal wash hand basin with mixer tap, wall mounted glass mirror, Amtico flooring, part tiled walling, recessed LED spot lighting, extractor fan and obscured window to front.

## **SITTING ROOM:**

Fitted carpet, two radiators, telephone/tv points, fitted carpet, bay window to side and French doors leading out to the rear garden and Indian sandstone patio.

**PLAY ROOM/STUDY:** Radiator, Amtico flooring, recessed LED spot lighting and dual aspect with windows to front and side.





**KITCHEN/DINING ROOM:**

A modern and contemporary designed kitchen by Paula Rosa comprising a range of high and low level units with under unit lighting, quartz worktops and one and half bowl stainless steel sink with swan mixer tap. Integrated appliances include a dishwasher, 5-ring gas hob with extractor fan, two ovens with one incorporating a microwave, fridge/freezer and glass fronted wine cooler. Amtico flooring, two USB ports, recessed LED spot lighting, smoke alarm, ample space for dining table and chairs, radiator, windows to front, rear and side, and door into:

**UTILITY ROOM:**

High and low level units with roll top work surface, stainless steel sink with swan mixer tap, space for washing machine, further space for tumble dryer, unit housing Ideal Logic wall mounted boiler, Amtico flooring, radiator, recessed LED spot lighting, extractor fan and door to rear garden.

**FIRST FLOOR LANDING:**

Large airing cupboard housing hot water tank with slatted shelving, loft hatch, fitted carpet, radiator and window to rear.

**MAIN BEDROOM:**

Part mirrored triple wardrobe with hanging rail and shelving, USB port, fitted carpet, radiator, window to front, and door into:

**EN SUITE SHOWER ROOM:**

Fully tiled shower enclosure with Hans Grohe shower, low level Roca wc, Roca pedestal wash hand basin with mixer tap set into vanity unit with shelving and large glass mirror, shaver point, tiled flooring, part tiled walling, ladder style heated towel rail, recessed LED spot lighting and extractor fan.

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**FAMILY BATHROOM:**

Roca bath with Hans Grohe mixer tap and hand held shower attachment, separate fully tiled shower enclosure with Hans Grohe shower, low level wc, Roca pedestal wash hand basin with mixer tap set into vanity unit with shelving and mirror above, tiled flooring, part tiled walling, recessed LED spot lights, extractor fan and obscured window to front.



#### OUTSIDE FRONT:

The areas of garden to the front and side are principally laid to lawn with flower bed borders, mature shrubs and are part hedgebound. A brick paved driveway with off road parking for numerous vehicles leads to a vaulted garage accessed via up/over door and comprising the electric consumer unit, concrete flooring and striplighting. Wooden gate provides access to the rear garden.

#### OUTSIDE REAR:

The garden has been recently landscaped and is mainly laid to lawn with raised high level flower bed borders with sleeper surrounds, newly laid Indian sandstone paved patio with wooden trellis.

#### SITUATION:

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**AGENTS NOTE:** A maintenance charge of £620.55 a year is payable to cover maintenance of the grassed areas, communal lighting of the roads and road maintenance.

**TENURE:** Freehold

**COUNCIL TAX BAND:** F

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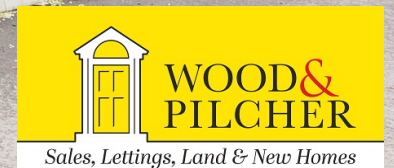
House Approx. Gross Internal Area 1664 sq. ft / 154.6 sq. m  
Garage Approx. Internal Area 239 sq. ft / 22.2 sq. m

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## **OPEN PORCH:**

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## **ENTRANCE HALL:**

Radiator with wall mounted heating thermostat, Amtico flooring, wall mounted security alarm, large built-in wardrobe with hanging rail and shelving, and range of doors into:

## **DOWNSTAIRS CLOAKROOM:**

Low level wc, pedestal wash hand basin with mixer tap, wall mounted glass mirror, Amtico flooring, part tiled walling, recessed LED spot lighting, extractor fan and obscured window to front.

## **SITTING ROOM:**

Fitted carpet, two radiators, telephone/tv points, fitted carpet, bay window to side and French doors leading out to the rear garden and Indian sandstone patio.

**PLAY ROOM/STUDY:** Radiator, Amtico flooring, recessed LED spot lighting and dual aspect with windows to front and side.





**KITCHEN/DINING ROOM:**

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**UTILITY ROOM:**

High and low level units with roll top work surface, stainless steel sink with swan mixer tap, space for washing machine, further space for tumble dryer, unit housing Ideal Logic wall mounted boiler, Amtico flooring, radiator, recessed LED spot lighting, extractor fan and door to rear garden.

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#### OUTSIDE FRONT:

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#### SITUATION:

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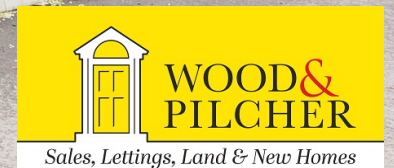
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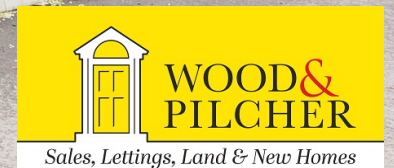
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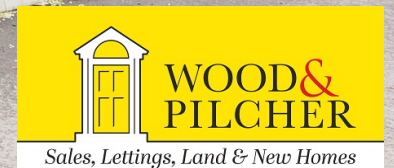
House Approx. Gross Internal Area 1664 sq. ft / 154.6 sq. m  
Garage Approx. Internal Area 239 sq. ft / 22.2 sq. m

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THE MALLARDS  
CROWBOROUGH - £680,000





# 1 The Mallards

Crowborough TN6 3TF

**Entrance Hall - Downstairs Cloakroom - Sitting Room  
Study - Kitchen/Dining Room - Utility Room - Main  
Bedroom With En Suite Shower Room - Three Further  
Double Bedrooms - Family Bathroom - Detached Garage  
Off Road Parking - Landscaped Walled Rear Garden  
Balance of NHBC Warranty**

Unexpectedly on the market is this beautifully presented detached family home of a Sycamore design by Riverdale Developments. The house has a bright and airy feel and set within an exclusive new development only a short walk from a 70 acre Country Park. The accommodation comprises of an entrance hall, downstairs cloakroom, sitting room, study and a contemporary kitchen/dining room with separate utility. To the first floor is a main bedroom with en suite shower room and three further double bedrooms that are served by a modern family bathroom. Externally to the front is an area of garden with a driveway leading to a garage and to the rear is a most attractive and recently landscaped walled garden with newly paved Indian sandstone patio. This well appointed family home has been built to a high standard with great attention to detail, that offers flexible living for the modern family.

The accommodation with Amtico flooring, fitted carpets and double glazing is as follows:

## **OPEN PORCH:**

Exterior lighting leads to a composite double glazed door which provides access into:

## **ENTRANCE HALL:**

Radiator with wall mounted heating thermostat, Amtico flooring, wall mounted security alarm, large built-in wardrobe with hanging rail and shelving, and range of doors into:

## **DOWNSTAIRS CLOAKROOM:**

Low level wc, pedestal wash hand basin with mixer tap, wall mounted glass mirror, Amtico flooring, part tiled walling, recessed LED spot lighting, extractor fan and obscured window to front.

## **SITTING ROOM:**

Fitted carpet, two radiators, telephone/tv points, fitted carpet, bay window to side and French doors leading out to the rear garden and Indian sandstone patio.

**PLAY ROOM/STUDY:** Radiator, Amtico flooring, recessed LED spot lighting and dual aspect with windows to front and side.





**KITCHEN/DINING ROOM:**

A modern and contemporary designed kitchen by Paula Rosa comprising a range of high and low level units with under unit lighting, quartz worktops and one and half bowl stainless steel sink with swan mixer tap. Integrated appliances include a dishwasher, 5-ring gas hob with extractor fan, two ovens with one incorporating a microwave, fridge/freezer and glass fronted wine cooler. Amtico flooring, two USB ports, recessed LED spot lighting, smoke alarm, ample space for dining table and chairs, radiator, windows to front, rear and side, and door into:

**UTILITY ROOM:**

High and low level units with roll top work surface, stainless steel sink with swan mixer tap, space for washing machine, further space for tumble dryer, unit housing Ideal Logic wall mounted boiler, Amtico flooring, radiator, recessed LED spot lighting, extractor fan and door to rear garden.

**FIRST FLOOR LANDING:**

Large airing cupboard housing hot water tank with slatted shelving, loft hatch, fitted carpet, radiator and window to rear.

**MAIN BEDROOM:**

Part mirrored triple wardrobe with hanging rail and shelving, USB port, fitted carpet, radiator, window to front, and door into:

**EN SUITE SHOWER ROOM:**

Fully tiled shower enclosure with Hans Grohe shower, low level Roca wc, Roca pedestal wash hand basin with mixer tap set into vanity unit with shelving and large glass mirror, shaver point, tiled flooring, part tiled walling, ladder style heated towel rail, recessed LED spot lighting and extractor fan.

**BEDROOM:**

Fitted carpet, USB port, radiator and window to rear.

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Part mirrored double wardrobe with hanging rail and shelving, USB port, fitted carpet, radiator and dual aspect with windows to side and rear.

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Part mirrored double wardrobe with hanging rail and shelving, fitted carpet, radiator and dual aspect with windows to front and side.

**FAMILY BATHROOM:**

Roca bath with Hans Grohe mixer tap and hand held shower attachment, separate fully tiled shower enclosure with Hans Grohe shower, low level wc, Roca pedestal wash hand basin with mixer tap set into vanity unit with shelving and mirror above, tiled flooring, part tiled walling, recessed LED spot lights, extractor fan and obscured window to front.





#### OUTSIDE FRONT:

The areas of garden to the front and side are principally laid to lawn with flower bed borders, mature shrubs and are part hedgebound. A brick paved driveway with off road parking for numerous vehicles leads to a vaulted garage accessed via up/over door and comprising the electric consumer unit, concrete flooring and striplighting. Wooden gate provides access to the rear garden.

#### OUTSIDE REAR:

The garden has been recently landscaped and is mainly laid to lawn with raised high level flower bed borders with sleeper surrounds, newly laid Indian sandstone paved patio with wooden trellis.

#### 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, including Waitrose and Morrisons and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful 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 schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

**AGENTS NOTE:** A maintenance charge of £620.55 a year is payable to cover maintenance of the grassed areas, communal lighting of the roads and road maintenance.

**TENURE:** Freehold

**COUNCIL TAX BAND:** F

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Email: [crowborough@woodandpilcher.co.uk](mailto:crowborough@woodandpilcher.co.uk)

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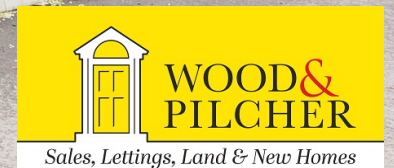
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