



SAXON VIEW
MARK CROSS - £1,100,000



Saxon View

Mark Cross, Crowborough
TN6 3PL

**Covered Entrance Porch - Entrance Hall - Sitting Room
Study/Bedroom - Downstairs Shower Room
Kitchen/Dining/Family Room - Utility Room - Main
Bedroom With En Suite Shower Room - Three Further
Bedrooms - Family Bathroom - Off Road Parking
Single Garage - Front & Rear Gardens**

Entering the market with no onward chain is this exceptional four double bedroom, two bathroom modern detached family home set in the small hamlet of Mark Cross. The current owner has remodelled and redesigned the property with high end bespoke finishes throughout. The property now boasts a magnificent open plan kitchen/dining/family room with twin bifold doors opening out to an expansive patio perfect for alfresco dining and the kitchen is completed in bespoke timber units with integrated appliances. The property sits in a good size plot with attractive gardens beyond the large patio and to the front is ample parking and a single garage with electric up/over door. This unique property would suit a multitude of buyers and a glance at the attached photos and floorplan will give a good indication as to the style and layout of the property.

COVERED ENTRANCE PORCH:

Exterior lighting and glass panelled composite door opening into:

ENTRANCE HALL:

Coir entrance matting, travertine tiled flooring, stairs to first floor and obscured window to front.





SITTING ROOM:

Two radiators, fitted carpet, ceiling lighting, window to side and box bay window to front.

STUDY/BEDROOM:

Cupboard housing warm flow pressurised heating system, radiator, fitted carpet, ceiling lighting and box bay window to front.

DOWNSTAIRS SHOWER ROOM:

Tiled enclosure with rainfall showerhead and separate shower attachment, dual flush floating wc with granite worktop over, vanity wash hand basin with mixer tap, chrome heated towel rail, marble tiled flooring with underfloor heating, inset LED lighting and extractor fan.

KITCHEN/DINING/FAMILY ROOM:

Kitchen Area:

A bespoke oak kitchen fitted with a range of wall, base and drawer units with wooden worktops, tiled splashback and incorporating a Butler sink with vegetable washer tap. Appliances include a 6-ring Rangemaster with extractor fan over, floor to ceiling fridge and freezer, inset dishwasher and a breakfast bar with wine fridge. Limestone tiled flooring with underfloor heating continues into:

Dining Area:

Space for dining furniture with pelmet lighting and bifold doors opening out to the rear patio.

Family Area:

Space for sofa seating, cupboard housing wall mounted gas Baxi boiler with manifolds and controls for underflooring heating, ceiling and wall lighting and bifold doors opening to the rear garden.

Oak and glass balustrades rise to:

FIRST FLOOR LANDING:

Sky lantern, ceiling lighting and fitted carpet.

MAIN BEDROOM:

Wardrobe cupboard, radiator, fitted carpet, box bay window to front with countryside views and door into:

EN SUITE SHOWER ROOM:

Large tiled walk-in cubicle with showerhead, dual flush floating wc, vanity wash hand basin with granite surfaces and storage, heated towel rail, marble tiled flooring with underfloor heating, extractor fan, sensor pelmet lighting, LED downlighting and obscured velux window.

BEDROOM:

Wardrobe cupboard, radiator, fitted carpet, ceiling lighting, tv point and window to front.

BEDROOM:

Wardrobe cupboard, eaves storage, radiator, fitted carpet and box bay window to rear overlooking the garden.

BEDROOM:

Wardrobe cupboard and a chest of drawers with granite worktops, radiator, fitted carpet and box bay window to rear.

FAMILY BATHROOM:

Tiled double cubicle with rainfall showerhead and separate shower attachment, panelled bath with tiled surrounds, dual flush floating wc, vanity wash hand basin with storage under and granite work surfaces over, heated towel rail, marble tiled flooring with underfloor heating, extractor fan and LED ceiling lighting.

OUTSIDE FRONT:

Brick block driveway with area of parking leading to a single garage accessed via electric up/over door, an area of shingle and all enclosed by fence boundaries.

OUTSIDE REAR:

Adjacent to the property is a large Indian sandstone patio suitable for outside entertaining with a brick retaining wall. Steps lead up to a large expanse of lawn with raised shingle beds, a selection of established planting and all enclosed by fence boundaries.

SITUATION:

The property is situated in the small hamlet of Mark Cross, which has a favoured primary school, a public house and garden centre. Mark Cross is centrally situated between Wadhurst, Crowborough and Royal Tunbridge Wells all of which have excellent main line



rail services to London. The village of Rotherfield is approximately 1½ miles away, where there are good local facilities including village shopping, popular primary school, village inns and churches. The larger town of Crowborough is approximately five miles distance, having a selection of schooling, a good range of shopping facilities. The larger spa town of Royal Tunbridge Wells with its more comprehensive facilities and fast main line rail service to schooling, golf courses, National Trust Properties and glorious walking opportunities on the South Downs and Ashdown Forest - home of Winnie-the-Pooh. There is also the Cuckoo Trail for family cycling.

TENURE:

Freehold

COUNCIL TAX BAND:

D

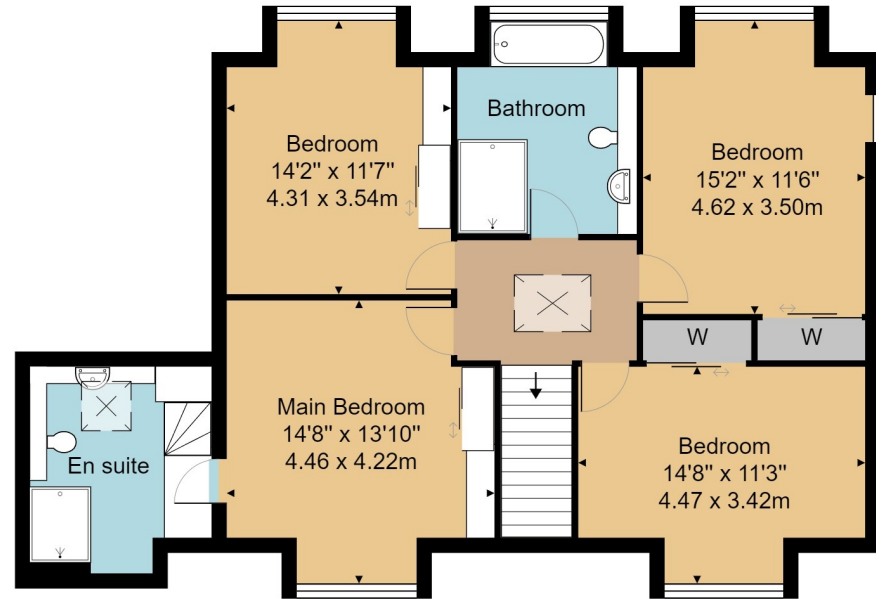
VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666



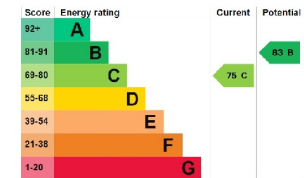


Ground Floor



First Floor

House Approx. Gross Internal Area 2246 sq. ft / 208.1 sq. m
 Approx. Gross Internal Area (Incl. Garage) 2447 sq. ft / 227.4 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.

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.

Beacon Road, Crowborough,
 East Sussex, TN6 1AL
 Tel: 01892 665666
 Email: crowborough@woodandpilcher.co.uk
 BRANCHES AT CROWBOROUGH, HEATHFIELD,
 TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



