

REAR VIEW



EARLSTONE COTTAGE, MELFORT ROAD  
CROWBOROUGH - £950,000



# Earlstone Cottage

Melfort Road, Crowborough, TN6 1QT

**Covered Entrance Porch - Entrance Hall - Study - Sitting Room - Kitchen/Diner - Utility Room - Cloakroom - Garden Room - First Floor Landing - Main Bedroom With En-Suite Three Further Bedrooms - Bathroom - Second Floor Landing - Two Bedrooms - Shower Room - Garage Driveway Providing Off Road Parking South West Facing Rear Garden**

This beautifully presented detached family house in the sought-after "Warren Area" of Crowborough is offered to the market chain-free making the process smoother for potential buyers. It spans three floors, catering well to family needs with spacious, adaptable rooms. The ground floor includes a study, sitting room, garden room and a large kitchen/dining room with direct garden access. There's also a utility room and WC. Upstairs, there are six double bedrooms, including one with an en suite, plus a family bathroom and shower room. Outside, there's ample parking, a garage, and a large south westerly facing rear garden with well-maintained landscaping.

## **COVERED ENTRANCE PORCH:**

Outside lighting, brick block pavement through to new glass panelled composite front door, coir matting, new wall mounted alarm system, new flooring into:

## **ENTRANCE HALL:**

Stairs to first floor, radiator, cupboard with hanging area and further storage, understairs cupboard with wall mounted alarm, consumer unit and smart electric meter, data points and ethernet points.





**STUDY:**

Radiator, newly fitted carpet, TV point and window.

**SITTING ROOM:**

Newly decorated and newly fitted carpet, TV & Ethernet points, two radiators and two windows.

**KITCHEN/DINING ROOM:**

Fitted with a range of wall and base units with new composite worktops and upstands. Five ring 'Bosch' hob with extractor fan over. New eye level twin 'Bosch' ovens and 'Bosch' microwave. Ceramic sink with mixer tap. Centre island with new wine fridge, further storage and composite worktop. Space for dishwasher. New brickwork to side walls, LED downlighters, new flooring, two radiators. window and double doors opening onto the patio.

**UTILITY ROOM:**

Fitted with a new composite sink with mixer tap, space for washing machine and tumble dryer. 'Worcester Bosch' wall mounted boiler. Sliding door through to:

**CLOAKROOM:**

Fitted with a dual flush low level WC and vanity wash hand basin with storage underneath. Wood flooring, mirrored wall, radiator and obscure window.

**GARDEN ROOM:**

Newly fitted patio doors opening onto a patio, radiator and newly fitted carpet.

**FIRST FLOOR LANDING:**

Stairs to second floor.

**MAIN BEDROOM:**

Walk-in wardrobe cupboard with storage to all sides with hanging area, radiator, carpet, window and door to:

**EN-SUITE:**

Fitted with a suite comprising double shower with integrated shower, tiled surrounds and sliding glass door, vanity wash hand basin with storage under, dual flush low level WC. Chrome heated towel rail, mirrored wall, LED downlighters, shaver point, extractor fan and Cupboard housing the unvented pressurised water system and obscured window.

**BEDROOM:**

Fitted carpet, ceiling light with attached fan, TV point, radiator and window.

**BEDROOM:**

Radiator, fitted carpet, ceiling light with attached fan and window.

**BEDROOM:**

Newly decorated with radiator, newly fitted carpet, ceiling light with attached fan and window.

**BATHROOM:**

Fitted with a suite comprising of a panelled bath with tiled surrounds, side taps and shower attachment, walk-in double shower with tiled surrounds and sliding glass doors, vanity wash hand basin with storage under. Chrome heated towel rail, mirrored wall, shaver point and obscured window.

**SECOND FLOOR LANDING:**

Cupboard with radiator and shelving, radiator, smoke detector and Velux window.

**BEDROOM:**

Radiator, carpet, loft access and window.

**BEDROOM:**

Radiator, carpet, eaves storage and window.

**SHOWER ROOM:**

Fitted with a walk-in integrated shower with tiled surrounds and glass door, dual flush low level WC, vanity wash hand basin with storage under, flooring, further shelving. Chrome heated towel rail and obscure Velux roof window.

**OUTSIDE FRONT:**

Single garage with new door and newly laid herringbone brick blocked in/out driveway providing further off road parking. Side access via gate.

**OUTSIDE REAR:**

Attractive large rear garden with the plot extending to a 1/3 of an acre mostly laid to lawn, hedge and fence boundaries, attractive mature planting, large flagstone patio adjacent to the property for outside entertaining and timber sheds.



**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 and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free 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 grammar schools and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of Brighton and Eastbourne are situated approximately one hour's drive away and Gatwick Airport can be reached in approximately 45 minutes by car.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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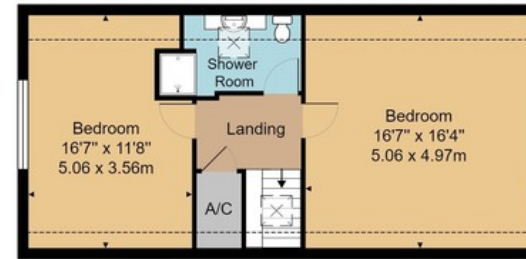
**VIEWING:**

By appointment with Wood & Pilcher 01892 665666



House Approx. Gross Internal Area  
2715 sq. ft / 252.2 sq. m

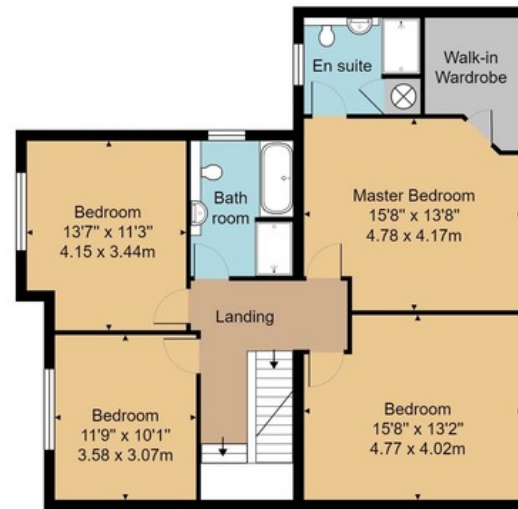
Garage Approx. Internal Area  
167 sq. ft / 15.5 sq. m



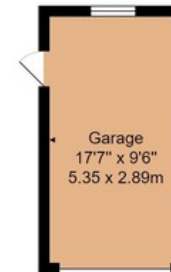
Second Floor



Ground Floor



First Floor



Garage

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.

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