

LAVENDER COTTAGE, WINDSOR ROAD
CROWBOROUGH - £535,000



Lavender Cottage

Windsor Road,
Crowborough, TN6 2HR

**Entrance Hall - Downstairs Cloakroom - Sitting Room
Dining Room - Family Room - Kitchen - Utility Room - Five
Bedrooms - Two En Suites - Family Bathroom - Off Road
Parking - Garage - Attractive Front & Rear Gardens**

Offered to the market with no onward chain is this good size detached period property located within easy access of Crowborough Railway Station and set in a generous plot with attractive gardens to front and rear, off road parking and a single garage. The well appointed accommodation consists of three reception rooms, kitchen with utility room and a downstairs cloakroom. To the first floor are two bedrooms with en suite facilities, three further bedrooms served by a family bathroom and a good size study.

COVERED TIMBER ENTRANCE PORCH:

uPVC front door opens into:

ENTRANCE HALL:

Stairs to first floor, under stairs cupboard, radiator, coats hanging area and exposed floorboards.

DOWNSTAIRS CLOAKROOM:

WC, wash hand basin, radiator and obscured window to side.

SITTING ROOM:

Recess fireplace with granite hearth incorporating a wood burning stove, exposed floorboards, picture rail, two radiators and window to front.

DINING ROOM:

Radiator, exposed floorboards and window to side.

KITCHEN:

Range of wall and base units with worktops over incorporating a one and half bowl stainless steel sink with swan mixer tap. Gas Aga, integrated fridge and window to rear overlooking the garden.

UTILITY ROOM:

Range of wall and base units with worktops over and tiled splashbacks, stainless steel sink with mixer tap, separate spaces for a washing machine, tumble dryer and dishwasher, window to rear overlooking the garden and door to side access.



FAMILY ROOM:

Picture rails, wood laminate flooring and door to rear garden.

FIRST FLOOR LANDING:

Fitted carpet and window to front.

BEDROOM:

Radiator, fitted carpet, window to rear and door into

EN SUITE SHOWER ROOM:

Tiled cubicle with rainfall showerhead, bidet, wc, vanity wash hand basin, roof window, cupboard housing hot water tank and obscured window overlooking the rear garden.

BEDROOM:

Fitted carpet, radiator, window to rear and door into:

EN SUITE BATHROOM:

Panelled bath with tiled surrounds and shower attachment over, dual flush low level wc, vanity wash hand basin with storage under, radiator, tiled flooring and window to front.

BEDROOM:

Fitted carpet, radiator and window to rear.

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Fitted carpet, radiator and window to front.

FAMILY BATHROOM:

Panelled bath with shower attachment over and tiled surrounds, low level wc, pedestal wash hand basin, radiator and window to side.

STUDY:

Loft access via ladder, fitted carpet, radiator, picture rails and radiator.

OUTSIDE FRONT:

Principally laid to lawn with an array of shrubs and hedge border. Brick block driveway with off road parking and access to a single garage with power and light and up/over door. Timber gate with side access.

OUTSIDE REAR:

A beautiful rear garden predominately laid to lawn with several raised areas of planting, raised patio area with arbour, an ornamental pond and greenhouse.

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 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.

COUNCIL TAX BAND:

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TENURE:

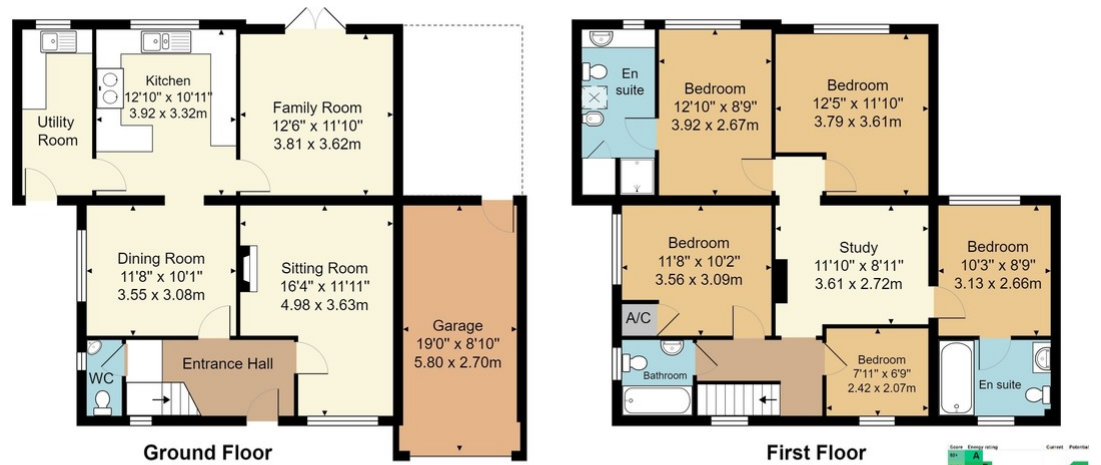
Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough on 01892 665666.

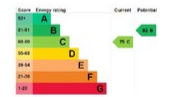
ADDITIONAL INFORMATION:

- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - www.gov.uk
- Services - Mains Water, Gas, Electricity & Drainage
- Heating – Gas Heating



Approx. Gross Internal Area (Incl. Garage) 1866 sq. ft / 173.3 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.



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