



GHYLL COTTAGE, GHYLL ROAD
CROWBOROUGH - GUIDE PRICE £900,000 - £925,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Ghyll Cottage

Ghyll Road,
Crowborough, TN6 1ST

**Entrance Hall - Downstairs Cloakroom - Sitting Room
Office - Kitchen/Diner - Family Room - Four Double
Bedrooms - En Suite Shower Room - Family Bathroom
Attached Garage - Driveway
Attractive Front & Rear Gardens**

This spacious and very energy efficient four bedroom detached home was built in 2018 and has been fastidiously maintained and tastefully updated throughout. The excellent ground floor accommodation benefits from multiple reception rooms, has underfloor heating throughout along with solid wood and glazed doors leading off the spacious entrance hall. To the first floor are four large double bedrooms with built in storage serviced with an en-suite and large family bathroom. Externally is parking for multiple vehicles on the paved driveway and a large attached garage. The property is further complimented with a raised level rear garden accessed from the family room. 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:

Composite door opening into:

ENTRANCE HALL:

Alarm control panel, coats cupboard with under floor heating manifolds and ceramic tiled flooring.

DOWNSTAIRS CLOAKROOM:

WC, stone effect sink with monobloc mixer tap, area of storage cupboards and ceramic tiled flooring.

SITTING ROOM:

Vinyl flooring, window to side and large bay window to front.

OFFICE:

Vinyl flooring and windows to front and side.



KITCHEN/DINER:

Modern range of high and low level units with quartz worktops incorporating a one and half bowl sink with monobloc tap. Appliances include an AEG twin oven/gas hob with extractor fan over and AEG integrated dishwasher. Further appliances include a large American style fridge/freezer and, wine cooler, washing machine and tumble dryer. Cupboard housing Worcester Bosch boiler. Attractive pendant lighting, space for large dining furniture, ceramic tiled flooring and door to side access.

FAMILY ROOM:

Vinyl flooring and French doors to rear garden.

GALLERIED FIRST FLOOR LANDING

Airing cupboard housing pressurised water cylinder, two radiators, fitted carpet and window to front.

BEDROOM:

Built-in wardrobes, fitted carpet, radiator, recessed LED lighting, window to rear garden and door into:

EN SUITE SHOWER ROOM:

Large shower enclosure with rainfall showerhead and separate handheld attachment, wc, large rectangular sink with mirror over, range of storage cupboards, heated towel rail, ceramic tiled flooring, fully tiled walling, recessed LED lighting and obscured window to rear

BEDROOM:

Built-in wardrobes, fitted carpet, radiator, recessed LED lighting and window to rear.

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Built-in wardrobes, fitted carpet, radiator, recessed LED lighting and window to front.

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Built-in wardrobes, fitted carpet, radiator, recessed LED spotlighting and window to front.

FAMILY BATHROOM:

Bath with mixer tap, walk-in shower enclosure with shower attachment, wc, large rectangular sink with monobloc mixer tap set into vanity unit with storage below, twin mirrored vanity unit with storage, heated towel rail, fully tiled walling, tiled flooring and obscured window to side.

OUTSIDE FRONT:

Brick block driveway with ample off road parking and access to a garage for up/over door.

OUTSIDE REAR:

Adjacent to the property is a paved patio with space for outside entertaining and steps rising to the remainder of the garden which is principally laid to lawn with a variety of planting and garden shed.



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.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 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

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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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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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.



House Approx. Gross Internal Area 2280 sq. ft / 211.8 sq. m
Approx. Gross Internal Area (Incl. Garage) 2580 sq. ft / 239.7 sq. m