



COURT MEADOW CLOSE
ROTHERFIELD - £625,000



3 Court Meadow Close

Rotherfield,
Crowborough, TN6 3LW

**Entrance Hall - Integral Garage - WC - Sitting Room
Conservatory - Dining Room - Kitchen - Utility Room
Main Bedroom With En Suite Shower Room - Three
Further Bedrooms - Family Bathroom - Off Road Parking
Attractive Front & Rear Gardens**

Located in the popular village of Rotherfield with countryside views to rear is this well maintained and presented detached family home offered to the market chain free. The accommodation comprises an integral double garage, a good size sitting room with access into a conservatory, a dining room, kitchen and useful utility room. To the first floor the main bedroom benefits from an en suite shower room and the remaining three bedrooms are served by a family bathroom. Externally to the front is off road parking and to the rear is a good size and well tended garden and patio.

COVERED ENTRANCE PORCH:

Outside lighting and stained glass panelled uPVC door opens into:

ENTRANCE PORCH:

Coir entrance matting, wall mounted alarm system, fitted carpet, radiator, stairs to first floor, understairs cupboard and further coats cupboard.

INTEGRAL GARAGE:

Double garage accessed via electric up/over door and comprising a resin floor, consumer unit, power and lighting points.

WC:

Low level wc, wall mounted wash hand basin, dado rails, wood panelling, radiator, vinyl flooring and window to rear.

SITTING ROOM:

Feature fireplace with inset remote controlled gas effect woodburner with oak bressumer, brick surround and hearth, two radiators, fitted carpet, tv points and window to side.

CONSERVATORY:

Dwarf wall construction with ceiling fan, fitted blinds, wood laminate flooring, radiator and double doors opening to patio.



DINING ROOM:

Radiator, continuation of vinyl flooring and uPVC doors opening to rear patio.

KITCHEN:

Range of wall and base units with Corian worktops/upstands over incorporating a Corian sink with mixer tap. 4-ring induction hob with oven under and extractor fan over, integrated fridge and integrated dishwasher. LED downlighters and vinyl flooring.

UTILITY ROOM:

Range of wall and base units with sink, space for washing machine, Messman gas boiler and door to side return.

FIRST FLOOR LANDING:

Loft access via dropdown ladder, cupboard housing hot water tank with shelving and fitted carpet.

MAIN BEDROOM:

Extensive range of Sharps wardrobes a chest of drawers with seating area and storage above, radiator, fitted carpet, cupboard housing underfloor heating controls for en suite, window to front and door into:

EN SUITE SHOWER ROOM:

Tiled walk-in double enclosure with Aqualisa shower, low level dual flush wc, vanity wash hand basin with storage under and mirrored wall, chrome heated towel rail, shaver point, LED downlighters, underfloor heating and obscured window to side.

BEDROOM:

Currently used as a study featuring a wardrobe cupboard with hanging rail, fitted carpet, radiator and two windows overlooking the rear garden with views over open countryside.

BEDROOM:

Radiator, fitted carpet and window to rear.

BEDROOM:

Fitted carpet, radiator and window to front into dormer.

FAMILY BATHROOM:

P-shaped panelled bath with side taps and tiled surrounds, dual flush low level wc, vanity wash hand basin with mixer tap and mirrored wall, chrome heated towel rail, shaver point, extractor fan, vinyl flooring and obscured window to side.

OUTSIDE FRONT:

Herringbone brick block driveway providing off road parking with the remainder of the garden principally laid to lawn with an established tree and areas of planting.

OUTSIDE REAR:

A westerly garden featuring a large patio area adjacent to the property providing space for outside seating. An attractive arbour leads to an expanse of lawn with a selection of planting and a summerhouse.



SITUATION:

The property is in the delightful village of Rotherfield which offers an array of facilities including general stores, pharmacy, doctors' surgery, local inns, churches and primary school. In addition is a village hall and recreation ground plus an outstanding charity providing a wide range of activities. Crowborough town is approximately 4 miles away and offers good shopping facilities including a range of supermarkets, a wide range of junior and senior schooling and main line rail services at nearby Jarvis Brook with trains to London. There are excellent recreational facilities including golf at Crowborough Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. The famous Ashdown Forest with its superb walks and riding facilities is also nearby.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

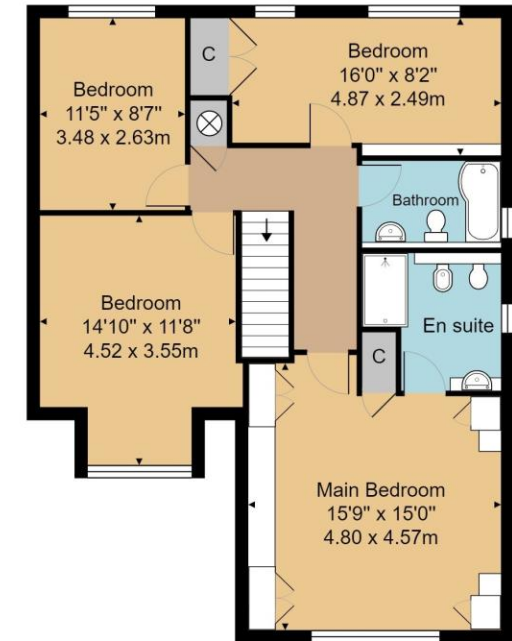
ADDITIONAL INFORMATION:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1844 ft² ... 171.3 m²
 (includes 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 obtained. 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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