



COURT MEADOW CLOSE  
ROTHERFIELD - £625,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

# 21 Court Meadow Close

Rotherfield, Crowborough, TN6 3LW

**Entrance Hall - WC - Kitchen/Diner - Utility Room - Sitting Room - Four Bedrooms - Two En Suite Shower Rooms Family Bathroom - Southerly Facing Rear Garden - Front Garden With Off Road Parking and Store Room**

We are pleased to present this exceptional detached family home located in a highly desirable residential close within the picturesque village of Rotherfield. This modernised 4-bedroom property features two en-suite bathrooms plus a family bathroom, an open plan kitchen/diner and a large sitting room with gas log burner and double door access to the well-manicured southerly facing rear garden. Additional highlights include a useful utility room, separate downstairs wc, off-road parking and external store room. This property represents a unique opportunity to acquire a superb and much loved home in a sought-after community.

#### **ENTRANCE HALL:**

Karndeal flooring and window to side.

#### **WC:**

Low level wc, wash hand basin and splashback, radiator, tiled flooring and obscured window to front.

#### **KITCHEN/DINER:**

Kitchen Area:

Range of high and low level units with Quartz worktops incorporating a one and half bowl stainless steel sink. Space for Rangemaster style cooker and extractor fan, integrated fridge and dishwasher, built-in ladder style cabinet with integrated microwave and housing boiler. Centre island with breakfast bar area, Karndeal flooring, black chrome column radiator, windows and door to side.

Dining area:

Two radiators, Karndeal flooring, window to front and carpeted stairs to first floor with under stair storage.

#### **UTILITY ROOM:**

Range of high and low level units with worksurfaces over incorporating a stainless steel sink, plumbing for washing machine and tumble dryer, tiled flooring, radiator and door to side.



**SITTING ROOM:**

Brick fireplace incorporating a gas log burner with wood mantle over and brick hearth, three radiators, fitted carpet, exposed ceiling timber, two windows to rear and double doors opening directly to rear garden.

**FIRST FLOOR LANDING:**

Airing cupboard housing water cylinder and slatted shelving, loft hatch with dropdown ladder to part boarded loft, fitted carpet and window to side.

**MAIN BEDROOM:**

Range of built in wardrobes, fitted carpet, radiator, window to front and door into:

**EN SUITE SHOWER ROOM:**

Large shower enclosure, low level wc, wash hand basin into vanity unit, fully tiled walling and tiled flooring, heated chrome towel rail and obscured window to side.

**BEDROOM:**

Fitted carpet, two radiators, two windows to rear and door into:

**EN SUITE SHOWER ROOM:**

Tiled shower enclosure, low level wc, wash hand basin into vanity unit and tiled flooring.

**BEDROOM:**

Fitted carpet, radiator and window to front.

**BEDROOM:**

Fitted carpet, radiator and window to rear.

**FAMILY BATHROOM:**

Enclosed bath with wall mounted shower unit over, low level wc, wash hand basin into vanity unit, chrome heated towel rail, tiled flooring, part tiled walling and window to side.

**OUTSIDE REAR:**

Enjoying a southerly aspect the garden features a large flagstone patio adjacent to the whole rear of the property with the remainder of the garden being principally laid to lawn surrounded by raised flower beds and a selection on mature shrubs. To the side of the property is a small wooden shed

**OUTSIDE FRONT:**

Block paved driveway provides off road parking with EV charging point and up/over door with access to a store room. In addition is an area laid to lawn enclosed by small hedging.



**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. 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](http://www.gov.uk)
- Services - Mains Water, Gas, Electricity & Drainage
- Heating - Gas
- Rights and Easements - Power Network has access to cable in garden if there is a problem
- Planning Permission - 24 Court Meadow Close has planning permission for a pair of semi-detached houses.

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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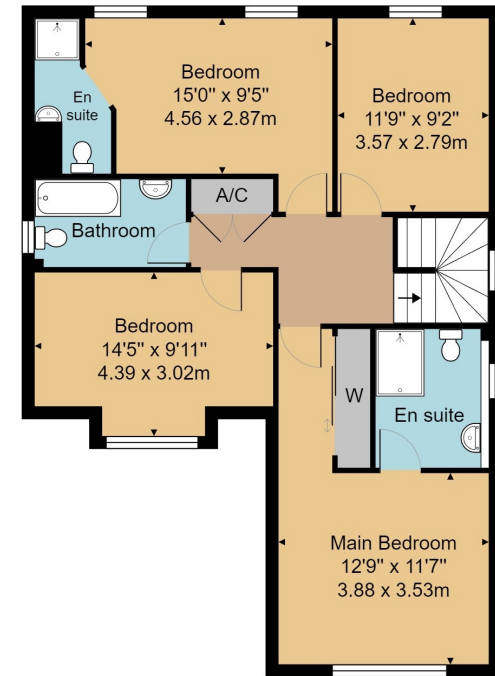
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1748 ft<sup>2</sup> ... 162.4 m<sup>2</sup>

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.