

REAR VIEW

2 TILED COTTAGES, BRICKYARD LANE
MARK CROSS - £550,000 - £575,000



2 Tyled Cottages

Brickyard Lane, Mark Cross,
Crowborough, TN6 3FL

**Entrance Porch - Entrance Hall - WC - Kitchen/Dining
Room - Sitting Room - Four Bedrooms - Two En Suite
Shower Rooms - Family Bathroom - Front & Rear Gardens
Off Road Parking**

This beautifully designed semi-detached home spans three floors and seamlessly combines modern convenience with the charm of a semi-rural setting. Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient WC. The ground floor offers a modern kitchen and dining area, complete with a breakfast bar that makes it ideal for both casual dining and entertaining. The spacious sitting room at the rear of the house opens directly onto a southerly-facing garden. The second floor houses the main bedroom, which boasts lovely countryside views, a walk-in wardrobe, and a private en suite shower room. The first floor offers an additional en-suite bedroom, two further bedrooms and a family bathroom. Externally, the property offers an area for off-road parking with potential to add a garage or home office, subject to the usual consents. A front garden adds curb appeal, while the rear garden and patio benefit from a southerly aspect, maximizing sunlight throughout the day and providing an ideal space for outdoor gatherings or relaxation. Located in a semi-rural setting, this home combines countryside living and good access to amenities.

COVERED ENTRANCE PORCH:

Leaded light composite front door opens into:

ENTRANCE HALL:

Stairs to first floor, radiator and engineered wood flooring.

WC:

Dual flush low level wc, pedestal wash hand basin, chrome heated towel rail, laminate flooring and extractor fan.

KITCHEN/DINING ROOM:

Kitchen Area:

Range of wall and base units with wooden worktops over with tiled splashbacks and a one and half bowl ceramic sink unit with drainer. Appliances include a 4-ring gas



hob with oven under and extractor fan over, integrated dishwasher and separate spaces for both a washing machine and American style fridge/freezer. Cupboard housing Worcester Bosch boiler, breakfast bar area, wine storage area, tiled flooring and window to front.

Dining Area:

Wood laminate flooring, radiator and windows to rear and side.

SITTING ROOM:

Built-in smoke detector, tv/satellite points, carpet as fitted, radiator, two windows to side and rear and patio doors open directly to the rear patio area.

FIRST FLOOR LANDING:

Cupboard with shelving, fitted carpet and smoke detector.

BEDROOM:

Radiator, carpet as fitted, window to front and door into:

EN SUITE SHOWER ROOM:

Tiled cubicle with integrated shower, dual flush low level wc, pedestal wash hand basin, chrome heated towel rail, laminate flooring and obscured window to side.

BEDROOM:

Carpet as fitted, radiator and window to rear.

BEDROOM:

Carpet as fitted, radiator and window to rear.

FAMILY BATHROOM:

Tiled walk-in enclosure with integrated shower, panelled bath, dual flush low level wc, pedestal wash hand basin, chrome heated towel rail, extractor fan and obscured window to side.

SECOND FLOOR:

MAIN BEDROOM:

Good size, carpeted walk-in wardrobe, further cupboard with lighting, carpet as fitted, radiator, two Velux windows with views across open countryside to rear and door into:

EN SUITE SHOWER ROOM:

Tiled shower enclosure with integrated shower, dual flush wc, pedestal wash hand basin, shaver point, chrome heated towel rail and Velux roof window.

OUTSIDE FRONT:

Access to the property is a five bar gate opening to an extensive pea shingle parking area with additional space for a garage/home office (subject to usual consents).



In addition the area of garden is principally laid to lawn with two raised beds.

OUTSIDE REAR:

Enjoying a southerly aspect and adjacent to the property is a large flagstone patio, ideal for outside entertaining and seating. The remainder of the garden is mostly laid to lawn with raised beds, various trees and shrubs.

SITUATION:

The property is situated in the small hamlet of Mark Cross, which has a favoured primary school, a public house and garden centre. Mark Cross is centrally situated between Wadhurst, Crowborough and Royal Tunbridge Wells all of which have excellent main line rail services to London. The village of Rotherfield is approximately 1½ miles away, where there are good local facilities including village shopping, popular primary school, village inns and churches. The larger town of Crowborough is approximately five miles distance, having a selection of schooling, a good range of shopping facilities.

TENURE:

Freehold

COUNCIL TAX BAND:

D

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

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.

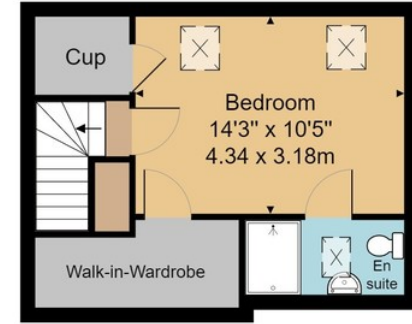


Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666

Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



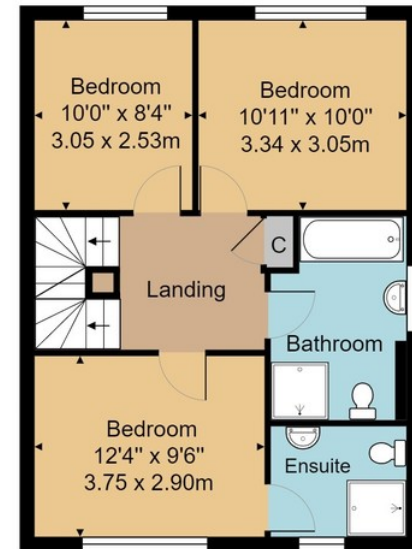
Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 1354 sq. ft / 125.8 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.