



WOOD & PILCHER



- Semi-Detached House
- 2 Bedrooms
- En Suite & Family Bathroom
- Spacious Living/Dining Room
- Integral Garage/Parking
- Rear Garden with Views
- Energy Efficiency Rating: D

Court Meadow, Rotherfield

£360,000

woodandpilcher.co.uk



17 Court Meadow, Rotherfield, Crowborough, TN6 3LQ

Uninterrupted and exceptional views across open countryside are just one of the benefits at this much loved semi-detached home, comprising of two bedrooms, en suite shower room and modern family bathroom, spacious living/dining room, integral single garage and parking together with a delightful rear garden.

SITUATION:

The property is in the delightful village of Rotherfield which offers an array of facilities including general stores, greengrocer, pharmacy, doctors' surgery, local inns, churches and primary school. Crowborough town is approximately four 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 approximately hourly. 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. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about nine miles distance, whilst the coast at both Brighton and Eastbourne can be reached in approximately an hour's drive.

Covered front entrance with outside light, quarry tiled flooring, storage cupboard housing the meters and an obscure glazed timber door into:

ENTRANCE HALL:

Corner coving, wood effect laminate flooring, radiator, wall mounted thermostat control, fitted cupboard housing the consumer unit with hanging rail and shelf, under stair storage area and doors to:



DOWNSTAIRS WC:

Low level wc, wash hand basin set into vanity unit, radiator, vinyl flooring and an extractor fan.

LIVING/DINING ROOM:

Enjoying a triple aspect with double glazed windows to front and side with double glazed sliding patio doors to the rear garden, feature gas fireplace with mantel, stone surround and hearth, two radiators, corner coving, wood effect laminate flooring, tv point, space for dining table and chairs, archway leading through to the kitchen and door with access into:

INTEGRAL SINGLE GARAGE:

Up/over door with light and power along with roof space storage and a private glazed timber door leads to the rear garden.

KITCHEN:

Range of matching wall and base units with under unit lighting, roll top work surfaces and tiled splashback, inset one and half sink bowl and drainer with mixer tap, separate spaces for a freestanding oven, dishwasher and fridge freezer, cupboard housing the wall mounted gas boiler, wall mounted water and heating controls, radiator, wood effect laminate flooring, double glazed window to rear and door to entrance hall.

FIRST FLOOR LANDING:

Wooden balustrade, corner coving, loft hatch with access to attic with pull down ladder, wall mounted thermostat control, fitted cupboard and further fitted cupboard houses the hot water cylinder with slatted shelving above, doors to:

BEDROOM:

Two fitted double wardrobes and a further built-in cupboard with hanging rail, corner coving, radiator, double glazed window to front and door to:

MODERN ENSUITE SHOWER ROOM:

Walk-in shower cubicle with electric shower and glass shower screen, low level wc, wash hand basin set into vanity unit, recessed spotlights, extractor fan, fully tiled walling, tile effect vinyl flooring, radiator and obscure double glazed window to front.

FAMILY BATHROOM:

Enclosed bath with chrome grab rail with a Aqualisa shower over with glass screen, low level wc with shelf above, wash hand basin with chrome mixer tap set into vanity unit, extractor fan, ladder style heated towel rail, part tiled walling, tile effect vinyl flooring and obscure double glazed window to rear.

BEDROOM:

Fitted wardrobes to one wall with storage cupboards above, corner coving, radiator and double glazed window to rear with views over open countryside.

OUTSIDE:

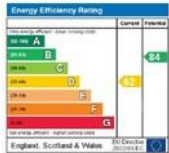
To the front the garden benefits from a tarmac driveway leading to the single garage. The remainder of the front garden is paved for ease of maintenance and access to the side with timber gate leading to the rear garden.

To the rear the garden enjoys a paved patio with space for garden table and chairs together with an array of flower borders with mature shrubs, outside light and tap, expanse of lawn with two shingled areas and is predominately fence bound with views over open countryside.

TENURE:

Freehold





17 Court Meadow, Rotherfield TN6 3LQ

Total Area: 112.7 m² ... 1213 ft²

Whilst every attempt has been made to measure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, 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. Any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Tonbridge 01732 351135
 Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

