



**HOLLY COTTAGE, MARDENS HILL,  
CROWBOROUGH, EAST SUSSEX TN6 1XH  
£650,000**



**WOOD & PILCHER**

## Holly Cottage, Mardens Hill,

### Crowborough, East Sussex TN6 1XH

Situated in the hamlet of Mardens Hill in the Ashdown Forest and on the outskirts of the town a charming 3 double bedroom detached cottage presented in good decorative order throughout

Entrance hall, first reception room, cellar, second reception room, kitchen, lobby area, cloakroom, sitting/dining area, master bedroom with en suite shower room, 2 further double bedrooms, family bathroom, separate wc, garage/workshop, gardens



Crowborough, The Cross, Crowborough, East  
Sussex, TN6 1AL  
Tel: 01892 665666- Fax: 01892 668960  
Email: [crowborough@woodandpilcher.co.uk](mailto:crowborough@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,  
SOUTHBOROUGH, TONBRIDGE & ASSOCIATED LONDON OFFICE

**SITUATION:** The property is situated in an enviable position being within walking distance of the famous Ashdown Forest with its outstanding walks and riding facilities. The property is also within easy reach of Crowborough town centre, which offers a good selection of shopping facilities, wide range of local schools (the favoured St John's Primary School within walking distance of the property) and main line rail service at nearby Jarvis Brook with service of trains to London in about an hour. The town also provides excellent sporting facilities with golf at both the Beacon and Boars Head courses, the Goldsmiths Leisure Centre with indoor swimming pool and Crowborough Tennis & Squash Club. The larger spa town of Royal Tunbridge Wells is about 9 miles distance whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive.

The present accommodation is arranged as follows:

Two steps up to timber glazed front door with outside light leading into

**ENTRANCE HALL:** With solid wooden flooring, electric heater, understairs storage cupboard. Doors to

**FIRST RECEPTION ROOM:** With continuation of the solid wood flooring, secondary glazed sash window to front and side, feature fireplace with multi-fuel Clearview stove in fireplace, inset with wooden mantle and surround, tiled hearth, shelving to one side, night storage heater, discreet floor



hatch with access to

**CELLAR:** With timber staircase, ideal for wine store

**SECOND RECEPTION ROOM:** With secondary glazed sash window to front and window to rear, continuation of solid wood flooring, feature Clearview multi fuel stove in fireplace with tiled hearth, shelving to either side, night storage heater

**KITCHEN:** With recessed spotlights, part solid wooden flooring, part quarry tiles, range of matching base units with solid wood work surfaces, butler sink unit with hot and cold mixer tap, space for dishwasher, space for washing machine, space for fridge, space for freezer, shelving above base units, high level cupboard housing meters and fuses, space for Aga, storage cupboards with shelving, night storage heater, continuation of quarry tiled flooring into

**LOBBY AREA:** With timber door leading into

**CLOAKROOM:** With obscured window to side, pedestal wash hand basin with tiled splashback, low flush wc suite, shelving area for shoes  
From lobby area double glazed timber door leading into side entrance.

From kitchen archway leading through to **SITTING/DINING AREA:** With continuation of quarry tiles, large feature Clearview wood burning stove, 2 large glazed windows to rear, glazed sash windows to

side, 3 w all lights, betw een kitchen and sitting area there is a serving hatch with wooden mantle, timber glazed stable style door to rear garden

From entrance hall staircase to **FIRST FLOOR LANDING**: With solid w ooden flooring, access to loft via hatch, secondary glazed sash w indow . Doors to

**MASTER BEDROOM** : With 3 double glazed w indow s to rear overlooking w oodland, feature beamed vaulted ceiling, continuation of solid w ood flooring, storage area, electric heater, obscured timber door into

**EN SUITE SHOWER ROOM** : With double glazed w indow to side, tiled flooring, vanity w ash hand basin, low flush w c suite, w alk in show er cubicle w ith fully tiled surround and glass screen

**BEDROOM 2**: With sash w indow to front and side, solid w ood flooring, feature cast iron fireplace w ith storage and shelving to side

**BEDROOM 3**: Being dual aspect w ith w indow to front and rear, feature cast iron fireplace, fitted wardrobe w ith shelving to side and further storage above, solid w ood flooring, electric heating

**FAMILY BATHROOM**: With solid w ood flooring, sash w indow to side, feature cast iron fireplace w ith quarry tiled hearth, enclosed bath suite w ith overhead show er and glass screen, tiled surround, cupboard housing hot w ater cylinder w ith slatted shelving. Archw ay through to

**SEPARATE WC**: With low flush w c suite, pedestal w ash hand basin, chrome ladder style heated electric tow el rail, further storage cupboard w ith shelving, extractor fan

**OUTSIDE**: To the front of the property is a driveway w ith off road parking for several vehicles and pitched timber car port leading to GARAGE/WORKSHOP w ith double timber doors, light and power connected. The front garden has flower borders and is mainly hedge and fence bound. Timber picket fence giving access to rear garden from both sides of the property. Outside tap. Covered log store. Sheltted, south w est facing large decking area w ith outside power. Range of flower borders w ith shrubs. Area laid to lawn. Steps up to slabbed patio area w ith further flower borders. The rear garden is mainly fence and hedge bound. Small footpath leading to small garden pond.

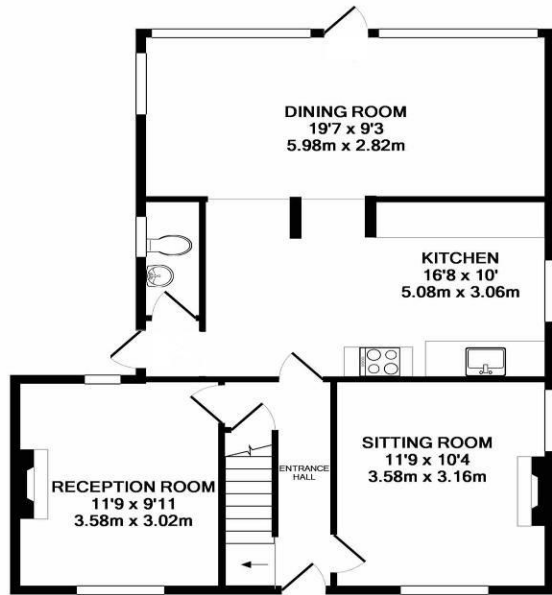
**TENURE**: Freehold

**VIEWINGS**: Via Wood & Pilcher on 01892 665666

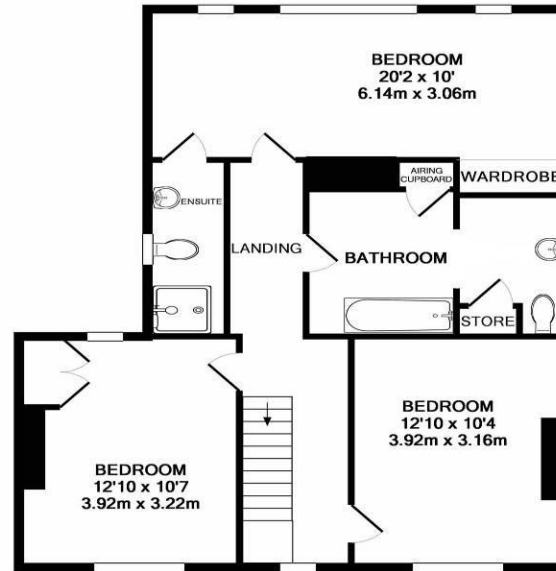
**DIRECTIONS**: From our offices turn left at the traffic lights and then first left into St John's Road. Proceed down this road and into the hamlet of Mardens Hill. After passing the Horder Centre on the left, Holly Cottage w ill be seen a little way along on the left hand side.

**Energy Efficiency Rating**: F





GROUND FLOOR  
APPROX. FLOOR  
AREA 680 SQ.FT.  
(63.2 SQ.M.)

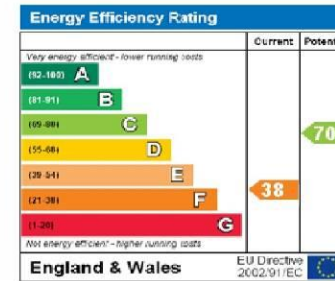


1ST FLOOR  
APPROX. FLOOR  
AREA 686 SQ.FT.  
(63.8 SQ.M.)

### Holly Cottage, Mardens Hill, Crowborough TN6 1XH

TOTAL APPROX. FLOOR AREA 1366 SQ.FT. (126.9 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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