



**HOLLY COTTAGE, MARDENS HILL,  
CROWBOROUGH, EAST SUSSEX TN6 1XH  
£595,000**





## Holly Cottage, Mardens Hill,

### Crowborough, East Sussex TN6 1XH

An unspoilt, sympathetically-extended 3/4 bedroom character cottage with a large, bright open-plan kitchen / living area overlooking a secluded garden and the trees of the Ashdown Forest. The front hall leads to two reception rooms, one with a cool cellar (ideal for storing wine). The other is currently an office / spare bedroom. All three rooms have wood burning stoves and wooden floors or quarry tiles. The master bedroom, open to the rafters, spans the width of the back of the house and has an en suite shower room. Two more double-bedrooms and the generous family bathroom all have original fireplaces.



**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:** A nearby path leads onto the Ashdown Forest with its outstanding walks and riding facilities and Holly Cottage is also within walking distance of St John's Primary School. The property is also within easy reach of Crowborough town centre, which is about 1.5 miles away and offers a good selection of shopping facilities and wide range of local schools. The closest railway stations are Eridge and Crowborough, while the larger spa town of Royal Tunbridge Wells Tunbridge Wells is 20 minutes or so by car. 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 coasts 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

**SITTING 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 mantel 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

**STUDY/BEDROOM 4:** 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 wall lights, between 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 wooden flooring, access to loft via hatch, secondary glazed sash window. Doors to

**MASTER BEDROOM**: With 3 double glazed windows to rear overlooking woodland, feature beamed vaulted ceiling, continuation of solid wood flooring, storage area, electric heater, obscured timber door into

**EN SUITE SHOWER ROOM**: With double glazed window to side, tiled flooring, vanity wash hand basin, low flush w.c. suite, walk in shower cubicle with fully tiled surround and glass screen

**BEDROOM 2**: With sash window to front and side, solid wood flooring, feature cast iron fireplace with storage and shelving to side

**BEDROOM 3**: Being dual aspect with window to front and rear, feature cast iron fireplace, fitted wardrobe with shelving to side and further storage above, solid wood flooring, electric heating

**FAMILY BATHROOM**: With solid wood flooring, sash window to side, feature cast iron fireplace with quarry tiled hearth, enclosed bath suite with overhead shower and glass screen, tiled surround, cupboard housing hot water cylinder with slatted shelving. Archway through to

**SEPARATE WC**: With low flush w.c. suite, pedestal wash hand basin, chrome ladder style heated electric towel rail, further storage cupboard with shelving, extractor fan

**OUTSIDE**: To the front of the property is a driveway with off road parking for several vehicles and pitched timber car port leading to **GARAGE/WORKSHOP** with 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. A stable door from the kitchen leads to a south west facing deck, which has steps down to a level lawn. The well-kept cottage garden has fruit trees and bushes, a very small wildlife pond and a raised terraced area that catches the last of the sun - perfect for *al fresco* meals on a summer evening.

**TENURE**: Freehold

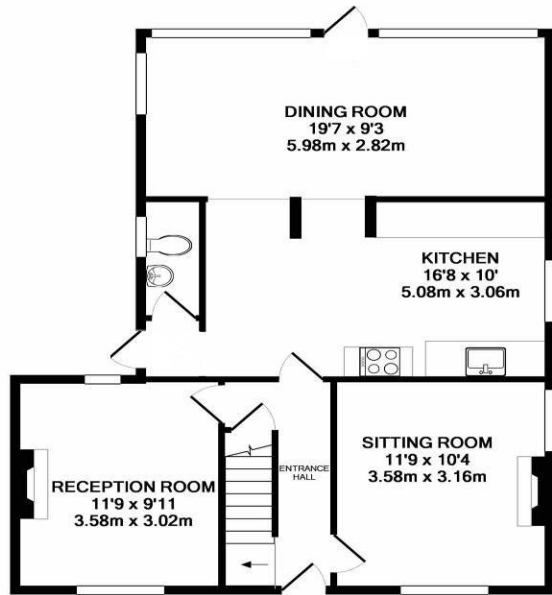
**VIEWINGS**: Via Wood & Pilcher on 01892 665666

**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 will be seen a little way along on the left hand side.

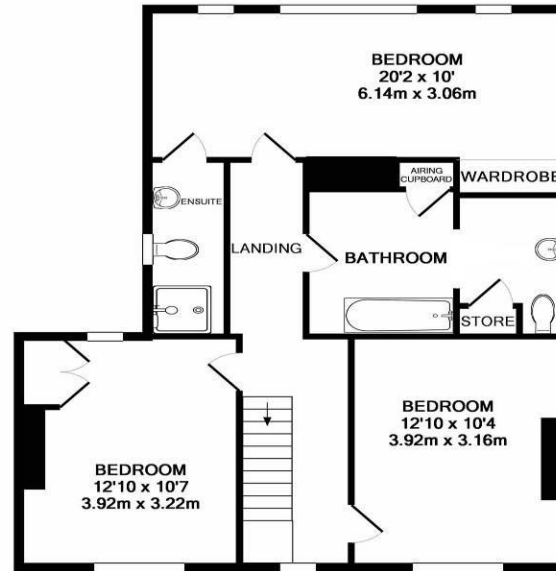
**Energy Efficiency Rating**: F







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



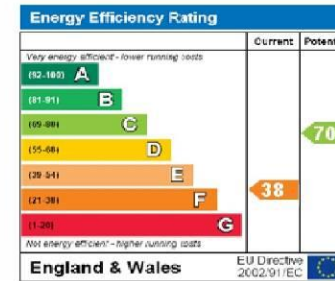
1ST FLOOR  
APPROX. FLOOR  
AREA 686 SQ.FT.  
(63.8 SQ.M.)

### 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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