



ROSEHIP HOUSE STÉEP ROAD

CROWBOROUGH - : £1,395,000



WOOD & PILCHER

Rosehip House

Steep Road,
Crowborough, TN6 3RX

Built by award winning Millwood Designer Homes and situated on the outskirts of Crowborough, Rosehip House offers 2,831 sqft of beautifully appointed 5 bedroom accommodation, with southerly views to the South Downs

5 bedrooms, master bed with en suite and dressing area, four further bedrooms (one with en suite), family bathroom, entrance hall, cloakroom, dining room, study, kitchen/breakfast/family room with vaulted ceiling, utility room, drawing room with fireplace, double garage, 8 year remaining Premier Warranty

DESCRIPTION:

A simply stunning 5 bedroom detached home, built by award winning Millwood Designer Homes Limited. Rosehip House is one of just two properties situated on the outskirts of the town of Crowborough and offering outstanding views over open countryside to the South Downs.

Rosehip House was built in 2016 and is finished to Millwood Homes' customary high standard, with careful attention to detail

SPECIFICATION:

KITCHEN FEATURES:

- Kitchen is equipped with comprehensive bespoke range of wall and floor cabinets with Silestone worktops and up stands
- Stainless steel under mounted sink with chrome fitting
- Fully integrated Siemens appliances to include 5 ring induction hob,
- 2 x single ovens one with a microwave function, extractor hood, 2 x warming drawers, wine cooler, full height fridge, full height freezer and dishwasher
- Ceramic floor tiles to the kitchen/breakfast/family room and utility room
- Utility room is provided with a range of base units, laminate work surfaces, stainless steel sink and drainer and space for washing machine and tumble dryer

BATHROOM, EN SUITES & CLOAKROOM:

- Luxurious white suites with quality contemporary chrome furnishings
- Cabinetry to the cloakroom, bathroom and all en suites
- Heated chrome towel rails provided to the bathroom and en suites
- Mirror and shaver socket provided to the bathroom and en suites
- Ceramic wall and floor tiles to the bathroom, en suites and cloakroom



ELECTRICAL AND MULTIMEDIA:

- Polished chrome switch plates and sockets throughout
- LED down lighters or pendant provided to all rooms
- TV/Sat and BT/Data point, High Speed Fibre Optic Broadband is provided to all principal rooms with a provision for Sky HD (box, dish and subscription not included)

CENTRAL HEATING & HOT WATER:

- Gas-fired central heating system, via radiators with thermostatic controls, is provided in conjunction with a pressurised hot water cylinder

PEACE OF MIND:

- An alarm system is provided to the house and garage with PIRs plus two panic buttons to master bedroom and hallway
- Double glazed UPVC windows and doors with multi point locking system
- External coach lighting provided to all external doors
- A mains fed smoke alarm is fitted to the hall and landing with battery backup
- Five bare entrance gate with pre wiring provided for automation and CCTV to the home

FINISHING TOUCHES:

- High quality oak panel styled internal doors with chrome fittings, with half glazed doors to the drawing room, dining room and kitchen/breakfast/family room
- Bi-fold doors to the breakfast/family room
- French doors provided to the rear of the drawing room and dining room
- White painted softwood staircase with oak handrail
- Inglenook with wood burning stove provided to the drawing room
- Sliding mirror fronted wardrobe(s) fitted with shelf and hanging space in master bedroom
- Shelf and hanging space provided to wardrobe in bedroom 3
- All internal joinery will consist of attractive skirtings and architraves finished in white gloss
- Feature omate coving to selected rooms

EXTERNAL FEATURES:

- Landscaped front garden with feature planting
- Turf to rear garden with an area of patio provided
- External tap provided
- Double garage to have electronically operated 'up and over' door with remote control, power and light

SERVICES:

Electricity, LPG Gas and an organic private waste water treatment plant

GUARANTEE:

The home comes with the 8 year remaining Premier Warranty



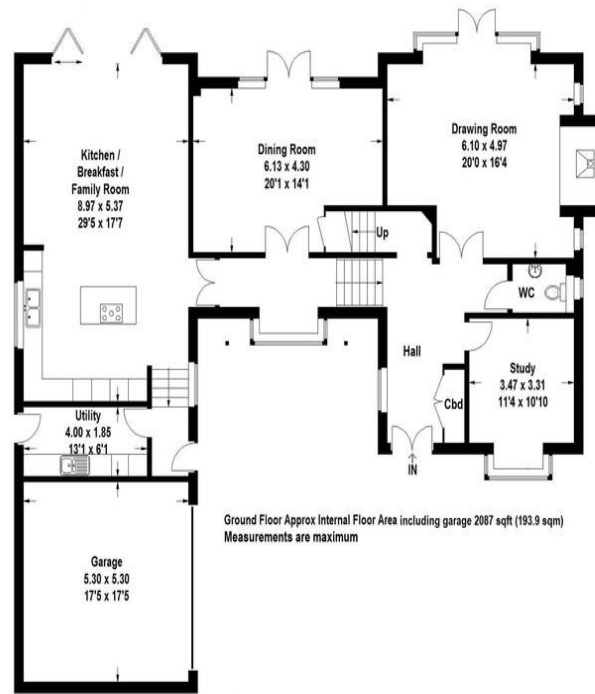
TENURE: Freehold

VIEWINGS:

Via Wood & Pilcher on 01892 665666

SITUATION:

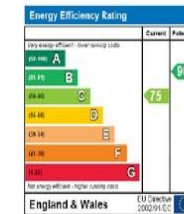
The famous Ashdown Forest with its superb walks and riding facilities is nearby and the town provides excellent shopping facilities, together with a wide range of local junior and senior schooling. There are excellent sporting facilities nearby, including golf at both Beacon and Boars Head Courses, Isenhurst Health Club, the Crowborough Leisure Centre and Crowborough Tennis & Squash Club. There is a main line rail service with services to London in about one hour and Gatwick Airport can be reached in approximately 35 minutes by road. The larger spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 9 miles distance, whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive.



Ground Floor Approx Internal Floor Area including garage 2087 sqft (193.9 sqm)
Measurements are maximum



First Floor Approx Internal Floor Area 1134 sq ft (105.4 sq m)



Rosehip House, Steep Road, Crowborough, TN6 3RX

Not to Scale.
Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.
© Listed Building Surveys Ltd (2022/23)

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



The Cross, Beacon Road, Crowborough
East Sussex TN6 1UD
Tel: 01892 665666

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