



2 HOPE PARK, OFF RANNOCH ROAD, CROWBOROUGH,
EAST SUSSEX, TN6 1RB

**MANSELL
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WIDE COVERED ENTRANCE * RECEPTION HALL * CLOAKROOM * SEPARATE STUDY * IMPRESSIVE SITTING ROOM * MAGNIFICENT OPEN PLAN KITCHEN/DINING ROOM * UTILITY ROOM * FIRST FLOOR LANDING * FIVE BEDROOMS (TWO EN-SUITES) * FAMILY BATHROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOW * REMAINDER NHBC CERTIFICATE * DRIVEWAY * INTEGRAL DOUBLE GARAGE * STUNNING SOUTH WESTERLY FACING GARDENS

PRICE: £925,000 FREEHOLD

A handsome and beautifully presented five bedroom (three bath/shower rooms) detached modern home occupying south westerly facing gardens beautifully located in a small, private close of just four houses forming the ever-popular Warren Area. This handsome home, constructed in 2013, has been finished to an exceptional standard throughout with all the luxuries associated with a modern home, the whole offering accommodation extending to 2,734 sq. ft. The gardens are a particular feature with a flagstone seating terrace spanning the entire width of the rear of the house the remainder laid to lawn to the far corner of which is a detached timber outbuilding which could provide an ideal home office/hobbies room if required. The immaculate accommodation comprises in brief a wide covered entrance, a spacious and generously proportioned reception hall with coat cupboard/laundry room, a cloakroom, a separate study, a sitting room with wood burning stove and glazed double doors opening to the terrace and gardens, a separate utility room and a magnificent open plan Mereway Kitchen with integrated appliances and granite work surfaces. From the reception hall, a staircase rises to the first-floor landing, a master bedroom with twin built-in double wardrobes and en-suite bath/shower room, a guest bedroom with en-suite shower room, three further double bedrooms and a family bath/shower room. Outside the property is approached via twin electronically controlled five bar gates which lead to a large driveway and an integral double garage. There is an area of front garden with a wide side access leading to the south westerly facing rear gardens. EPC Band B.

The property forms part of a small and exclusive cul-de-sac of just four other houses in a development constructed in 2013. Hope Park is positioned off Rannoch Road and forms part of the highly desirable Warren Area on the edge of the Ashdown Forest providing vast scenic walks and bridle paths. Crowborough town centre is also nearby offering a comprehensive range of shopping facilities and supermarkets including a Waitrose as well as Jarvis Brook railway station providing swift rail services to London (approx. 63 mins).

WIDE ARCHED ENTRANCE: spotlighting, oak front door into: OPEN RECEPTION HALL: staircase rising to the first floor landing, deep walk-in under-stairs storage cupboard, walk-in LAUNDRY/COAT STORE, double glazed windows to front, Amtico flooring.

CLOAKROOM: comprising low level WC with concealed cistern, vanity unit with inset wash basin, opaque double-glazed window to front, Amtico flooring.

STUDY: 11'5 x 10'5 double glazed window overlooking the front of the property, built-in storage cupboard with shelving above, spotlighting, Amtico flooring.

SITTING ROOM: 21'7 x 12'11 double glazed double doors with adjacent floor to ceiling side panels opening to the terrace and gardens, attractive fireplace with recessed cast iron wood burning stove, slate surround and hearth, spotlighting, integrated sound system, Amtico flooring.

STUNNING OPEN PLAN KITCHEN/DINING ROOM: 32' x 12'8 comprising twin recessed Franke sink units with mixer tap, cupboards and concealed AEG dishwasher and retractable dustbin store beneath. Adjoining granite work surfaces, further range of units to eye and base level, glazed display unit with inset spotlighting, integrated fridge and freezer, recessed Neff microwave, space for range cooker with stainless steel extractor canopy over, deep pan drawers, under unit spotlighting, granite uprights, breakfast bar providing seating for 3/4, double glazed double doors with adjacent floor to ceiling side panels opening to the terrace and gardens, Amtico flooring, spotlighting.

UTILITY ROOM: comprising single bowl single drainer sink unit with cupboard and space for domestic appliances under, eye level units, door giving access to the garage, Amtico flooring.

From the reception hall a staircase rises a: GALLERIED FIRST FLOOR LANDING: hatch and ladder giving access to boarded loft space, airing cupboard with lagged hot water cylinder and spotlighting.

MASTER BEDROOM: 15'8 x 13' double glazed window overlooking the rear of the property enjoying fine views across the terrace and gardens beyond, twin built-in double wardrobes offering hanging and shelving space, door into: EN-SUITE BATH/SHOWER ROOM: 11'6 x 8'1 fitted with a luxurious white suite and comprising enclosed double ended bath with wall mounted chrome mixer tap, fully tiled enclosed double width shower cubicle with wall mounted chrome shower unit, low level WC with concealed cistern, vanity unit with inset wash basin, range of built-in storage units, heated chrome ladder style towel rail, tiled flooring with under floor heating, double glazed window to rear, spotlighting.

GUEST BEDROOM: 14'1 x 11' double glazed window overlooking the rear of the property, eaves storage cupboards, spotlighting, built-in double wardrobe, door into: EN-SUITE SHOWER ROOM: 9' x 6'2 comprising fully tiled enclosed double width shower cubicle with wall mounted chrome shower unit, low level WC with concealed cistern, vanity unit with inset wash basin, heated chrome ladder style towel rail, built-in storage units with mirrored fronts and recess spotlighting, double glazed window to side, tiled flooring with under floor heating.

BEDROOM 3: 13' x 11'10 double glazed window overlooking the front of the property, spotlighting.

BEDROOM 4: 13' x 10'6 double glazed window overlooking the front of the property, eaves storage cupboard, spotlighting.

BEDROOM 5: 9'11 x 9'9 double glazed window overlooking the front of the property, eaves storage cupboard, spotlighting.

FAMILY BATH/SHOWER ROOM: 9'11 x 8'8 fitted with a luxurious white suite and comprising enclosed bath with chrome mixer tap with handheld shower attachment and tiled surround, fully tiled enclosed shower cubicle with wall mounted shower unit, low level WC with concealed cistern, vanity unit with inset wash basin, double glazed window to front, tiled flooring with under floor heating, heated chrome ladder style towel rail, spotlighting.

OUTSIDE

REAR GARDENS

An attractive flagstone seating terrace spans the entire width of the rear of the house with shallow steps descending to the remainder of the gardens which are laid to lawn flanked by flower and shrub beds enclosed by close board fencing and thick natural hedging offering almost total seclusion. To the far corner of the garden there is a DETACHED TIMBER OUTBUILDING: which provides a perfect hobbies room/home office with power and light connected.

The property is approached via electronically controlled twin timber gates which lead to a large gravel driveway providing parking for a number of vehicles. To one side of the drive there is an: INTEGRAL DOUBLE GARAGE: 17'4 x 16'3 electronically controlled up and over door, power and light connected. There is a large area of front garden which adjoins the driveway laid to lawn interspersed with numerous shrubs and enclosed by close board fencing.



VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART

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