



Alexandre Boyes

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Smallgrove, Rotherfield Road, Crowborough, TN6 3HH



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Montpelier Lodge, 48 Mount Ephraim, Tunbridge Wells, Kent TN4 8AU

Smallgrove, Rotherfield Road,
Crowborough, TN6 3HH

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Bedroom One with Ensuite Shower Room and Balcony
- Four further Bedrooms
- Family Bathroom
- Study/Bedroom Six
- Double Garage with Gym above
- Outbuildings
- Large Garden
- Parking



Smallgrove is a handsome six bedroom period house located between the popular village of Rotherfield and the convenience of Crowbrough. The property has been recently extended by the present owners and now offers a superb modern family home whilst retaining many of the features one would hope to find. A viewing is recommended.

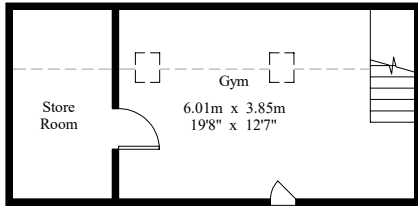
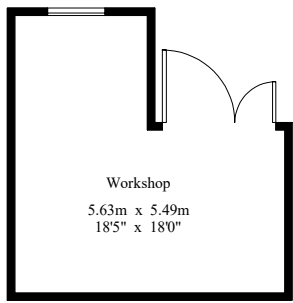
There is a main line rail service at nearby Jarvis Brook with trains to London in about an hour. Recreational facilities include the Beacon Golf Course, Crowborough Tennis and Squash Club, Goldsmiths Leisure Centre and Boars Head Golf Course with floodlit driving range.

The Spa town of Royal Tunbridge Wells with its main line station is about 7 miles distant.

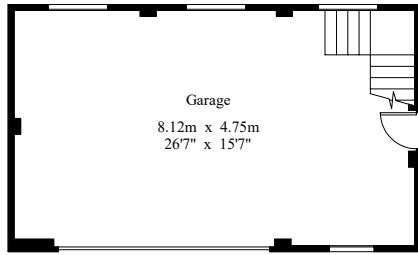
Viewing

Strictly by appointment with Alexandre Boyes 01892 525522. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

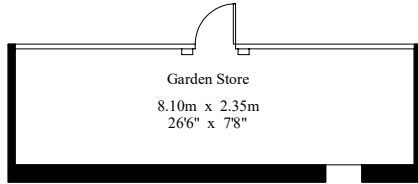




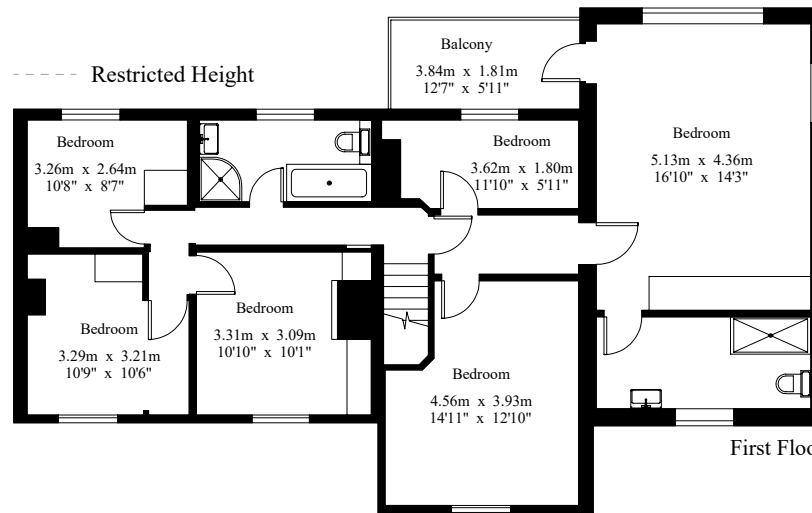
First Floor Eaves Access



Ground Floor



Lower Ground Floor Under Floor Access



First Floor

Smallgrove

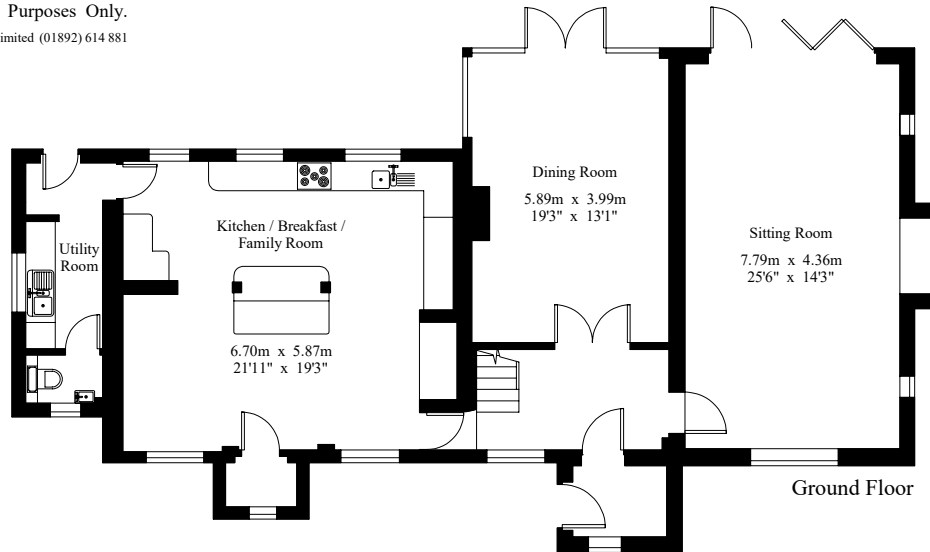
House - Gross Internal Area : 237.9 sq.m (2,560 sq.ft.)

Workshop - Gross Internal Area : 24.3 sq.m (261 sq.ft.)

Garage / Gym / Garden Store - Gross Internal Area : 89.2sq.m (960 sq.ft.)

For Identification Purposes Only.

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Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

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