



# Alexandre Boyes



Cobblestones, London Road, Crowborough, TN6 1TB

**01892 354080**  
[www.alexandre-boyes.co.uk](http://www.alexandre-boyes.co.uk)

Entrance Hall, Cloakroom, Kitchen/Breakfast Room open to Sitting Room, Family Room, Study, Utility, Four Bedrooms, Two Ensuite Shower Rooms, Bathroom, Double Garage, Garden, No Chain.

A well proportioned four bedroom newly built house within close proximity to the town centre. The property has been built to a high specification and an internal viewing is highly recommended.

There is a main line rail service at nearby Jarvis Brook with trains to London in about one 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.



**Alexandre Boyes**  
SALES | LETTINGS | BLOCK MANAGEMENT



**Ground Floor**

LIVING ROOM  
15'7" x 12'8"  
4.59 M x 3.86 M

DINING AREA  
13'7" x 9'9"  
4.34 M x 2.88 M

PULL OUT BED  
4.00 M x 1.80 M

HALL

KITCHEN/BREAKFAST ROOM  
12'0" x 10'0"  
3.66 M x 3.05 M

WC

UTILITY

BEDROOM STUDY  
8'0" x 5'8"  
2.44 M x 1.73 M

FAMILY ROOM  
12'0" x 10'0"  
3.66 M x 3.05 M



**First Floor**

PRIMARY BEDROOM  
13'9" x 23'2"  
4.36 M x 7.02 M

BEDROOM  
14'0" x 12'0"  
4.22 M x 3.66 M

BATH  
2'8" x 6'0"  
0.86 M x 1.83 M

HALL  
7'9" x 6'9"  
2.36 M x 2.06 M

BATH  
2'8" x 6'0"  
0.86 M x 1.83 M

BEDROOM  
13'7" x 12'9"  
4.15 M x 3.89 M

BEDROOM  
14'10" x 12'9"  
4.52 M x 3.89 M

**Cobblestones, TN6**  
**4/5 bedroom detached house**

2 1 1 4/5 3

Approx. Internal Area  
2149 Sqft / 199 Sqm

Illustration for identification purposes only.  
Measurements are approximate. Not to scale.  
Produced by ricksouzaphoto.pro for Alexandre Boyes

#### 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.



A copy of the full Energy Performance Certificate is available on request.

