



Maynards Gate Cottage Tubwell Lane

Crowborough, TN6 3RJ

Price Guide £800,000



4



2



3



c

*** Price Guide £850,000-£875,000 *** Banfield Estate Agents are proud to present to the market this well presented, charming, four bedroom family home. Situated in a semi rural location within walking distance of the mainline station and a short drive away from Crowborough High Street. The internal living accommodation to the ground floor comprises an entrance porch, WC, spacious living room, kitchen / breakfast room, utility room and dining room. To the first floor, there are four bedrooms, one with ensuite WC, the family bathroom and additional, separate WC. Externally the property benefits from a large double garage with kitchen and shower room to the rear and spacious studio above which could also lend itself to being a self contained annexe, if desired. The pretty and private garden wraps around the property and there is a driveway providing off road parking. Internal viewing is highly recommended to appreciate all that this property has to offer!

Entrance

Steps up to front door.

Entrance Porch

Wooden front door with glazed panel, double glazed window to either side. Cupboard housing consumer unit. Radiator. Door to:-

WC

Comprising enclosed push button flush toilet and wall mounted sink. Opaque double glazed window to the side. Radiator.

Living Room

Spacious reception room with charming feature inglenook fireplace with log burner at one end, with fitted shelving either side. Two double glazed windows to the front with radiators below. Additional radiator and double glazed window to the side. Door to:-

Kitchen

A range of cream shaker style wall and base units line the kitchen with walnut wood worktop and upstand. 'Smeg' range style cooker with glass splashback and extractor fan above. Space and plumbing for slimline dishwasher. Round stainless steel sink and drainer with tiled splashback and double glazed window looking out to the rear. Heated towel rail. Tiled flooring. Glazed door to:-

Utility Room

Space for freestanding fridge/ freezer and space and plumbing for a washing machine. Double glazed window to the rear. Part glazed door opening out to the side with additional glazed panel to the side.

Breakfast Room

Tiled flooring continues through from the kitchen, double glazed French door overlooking the garden with radiator either side. Stairs to first floor, with understairs cupboard beneath. Glazed double doors opening to:-

Dining Room

This triple aspect reception room boast two sets of French doors with glazed panels either side overlooking the garden, additional window with radiator below. Tiled flooring.

First Floor

Landing

Loft hatch to roof void, boarded with light. Doors to:-

Bedroom One

Step up from the landing into this spacious bedroom, benefitting from fitted wardrobes with both shelving and hanging space and light. Double glazed window to the front with radiator below.

Bedroom Two

Double aspect bedroom with double glazed windows to the front and side. Radiator. Loft hatch to roof void, boarded with ladder and light also home to the combination gas boiler.

Bedroom Three

Another dual aspect bedroom with windows to the rear and side boasting views over the garden. Fitted wardrobes with hanging rail. Radiator. Door to:-

Ensuite WC

Comprising of push button flush toilet, sink with tiled splashback and vanity storage cupboard below. Window to side with radiator below.

Bedroom Four/ Study

Double glazed window to the side with radiator below. Fitted shelves on either side.

Bathroom

Comprising of fully tiled, enclosed shower cubicle with wall mounted shower, push button flush toilet, roll top bath with shower attachment and pedestal sink with tiled splashback and mirror inset above. Heated towel rail. Window to rear with radiator below. Tiled flooring.

WC

Separate WC comprising of push button flush toilet and wall mounted sink.

Garage

Double garage benefitting from power and light. Two up and over doors to the front. Window to the side. To the side of the garage there is also a large log store running the entire length of the garage.

Kitchen

Part glazed door opening into kitchen area, shaker style units with wood effect worktop and tiled splashback. Stainless steel sink and drainer. Electric wall mounted heater. Vinyl flooring. Stairs to first floor. Door to:-

Shower Room

Fully tiled, enclosed shower cubicle with 'Triton T80si' wall mounted shower. Push handle flush toilet, pedestal sink with tiled splashback and opaque window above. Space and plumbing for washing machine. Vinyl flooring.

Studio

Stairs from ground floor, spacious, triple aspect room with windows to the front rear and side. Two electric wall mounted heaters. Eaves storage cupboards. Vinyl flooring.

Front of Property

Block paved driveway providing off road parking, steps up to the front door and gravel path to the gated side access. Hedging to the front boundary.

Rear Garden

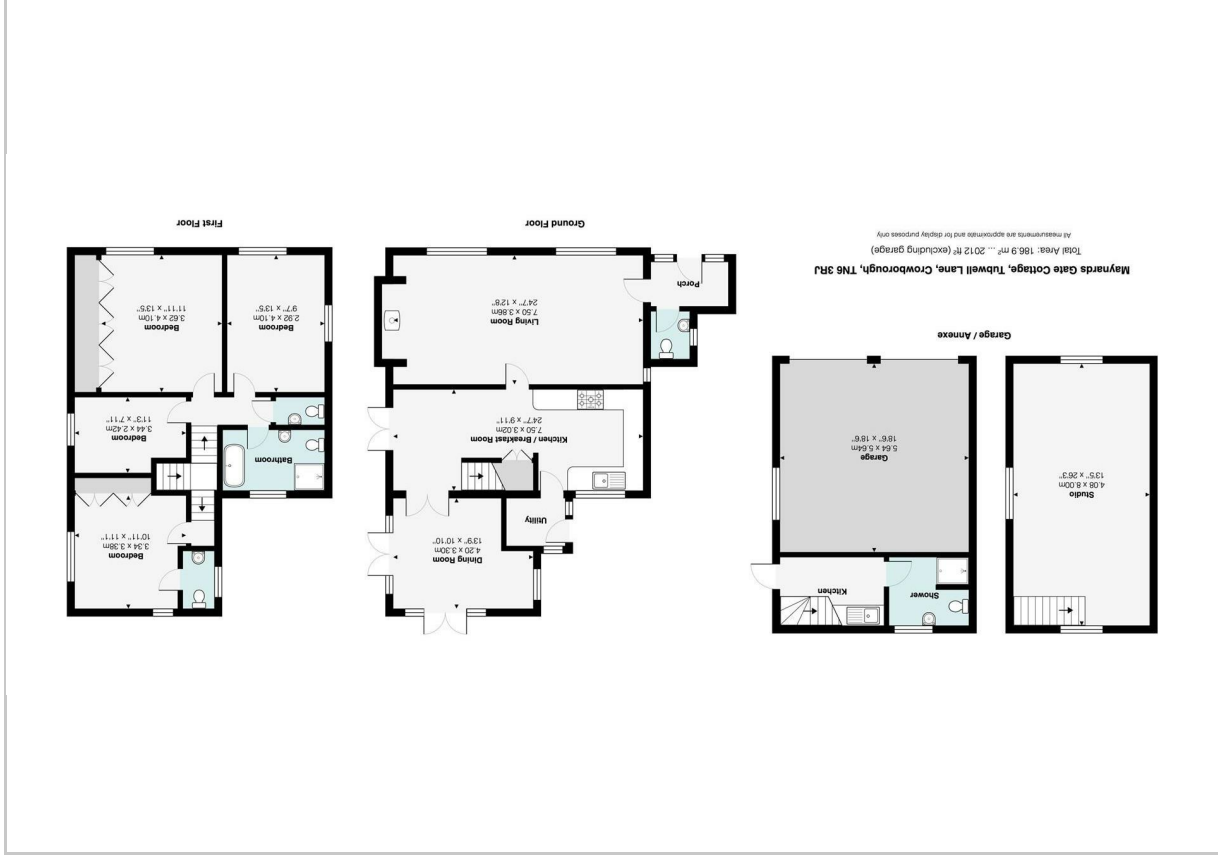
The private garden wraps around the rear and side of the property with flower beds bursting with mature planting, steps up to the lawned area of the garden again surrounded my mature planting and hedging. Shed. A patio area ideal for outside dining and entertaining stretches out along one side of the property, pergola above with established wisteria draping over the top. Outside tap. Outside light.

Additional Information

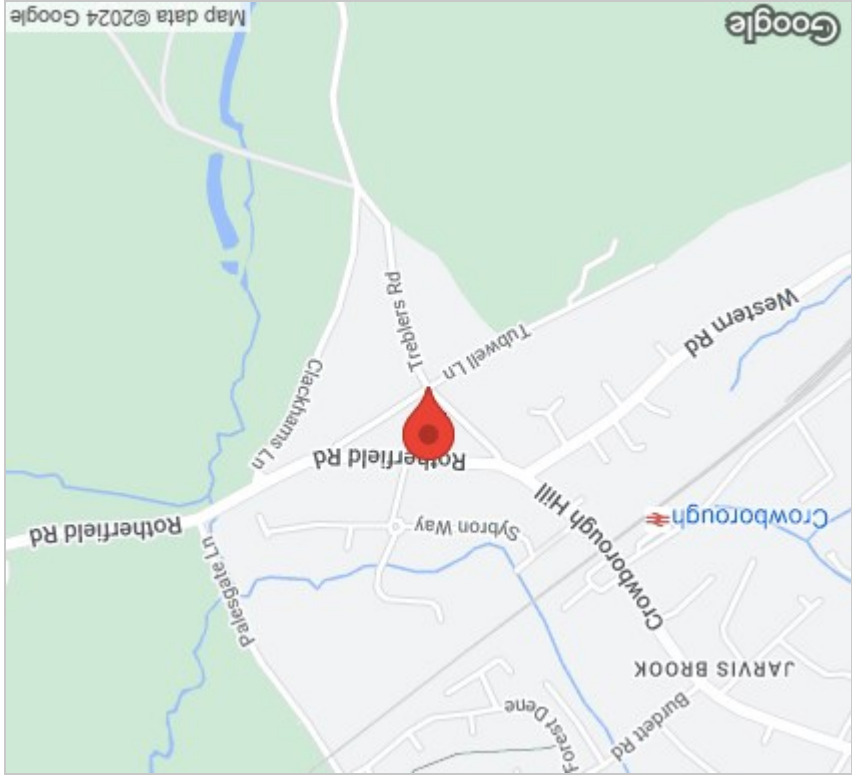
Wealden District Council. Council Tax Band E.



Floor Plan



Area Map



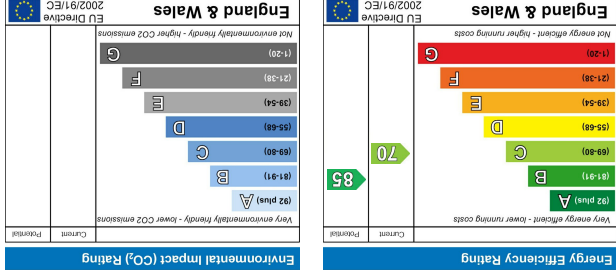
Viewing

Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE | www.banfieldresidential.com | info@banfieldresidential.com

Energy Efficiency Graph



We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly (a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute an offer or contract of sale, (c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and (e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.