



35 Court Meadow  
Crowborough, TN6 3LQ  
Price Range £475,000





Price Range: £475,000 - £500,000

Your perfect village retreat awaits!

Welcome to Court Meadow, Rotherfield - a charming three-bedroom cottage-style house nestled in a desirable cul-de-sac, just a leisurely stroll away from the bustling village high street and conveniently accessible bus routes. This property boasts a picturesque landscaped garden, a single garage, and off-road parking, making it an ideal retreat in this favoured village setting.

Upon stepping through the front door, you are greeted by an inviting entrance hall leading to a cloakroom, setting the tone for the warmth and comfort that permeates throughout this home. The spacious sitting room, adorned with a feature fireplace, flows seamlessly into the dining room through an elegant archway, offering a perfect space for both relaxation and entertaining. Natural light floods the room through multiple windows, creating a bright and airy ambiance that invites you to linger.

The well-appointed kitchen, with cream-fronted units and integrated appliances, provides a delightful space for culinary creativity, while a window overlooking the garden offers a scenic backdrop to your culinary adventures.

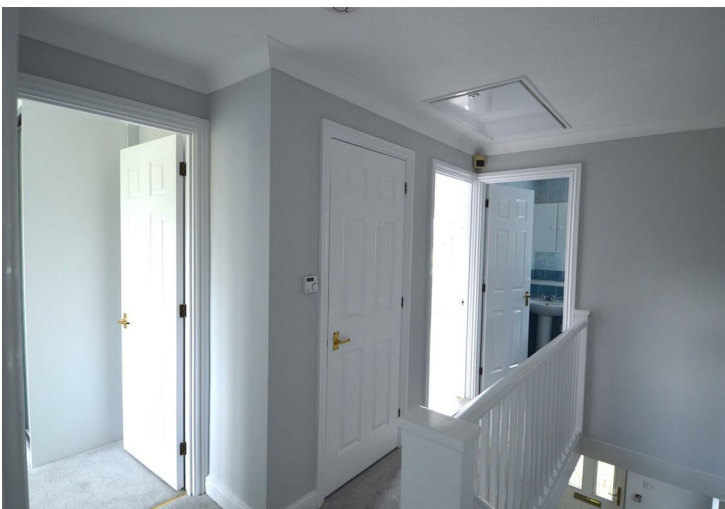
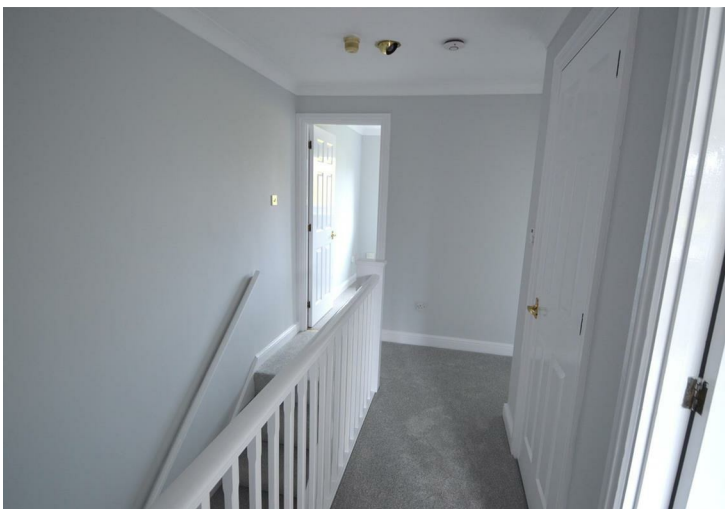
Ascending the staircase to the first floor, you will find three inviting bedrooms, including a master bedroom complete with an en-suite shower room for added convenience. The remaining two bedrooms share a family bathroom, providing ample space for the entire household.

Outside, the property continues to impress with a single garage and additional off-road parking, ensuring convenience for residents and guests alike. The front garden, adorned with charming shrubs, sets a welcoming tone, while the pretty cottage-style rear garden offers a tranquil retreat, perfect for enjoying the outdoors or entertaining al fresco.

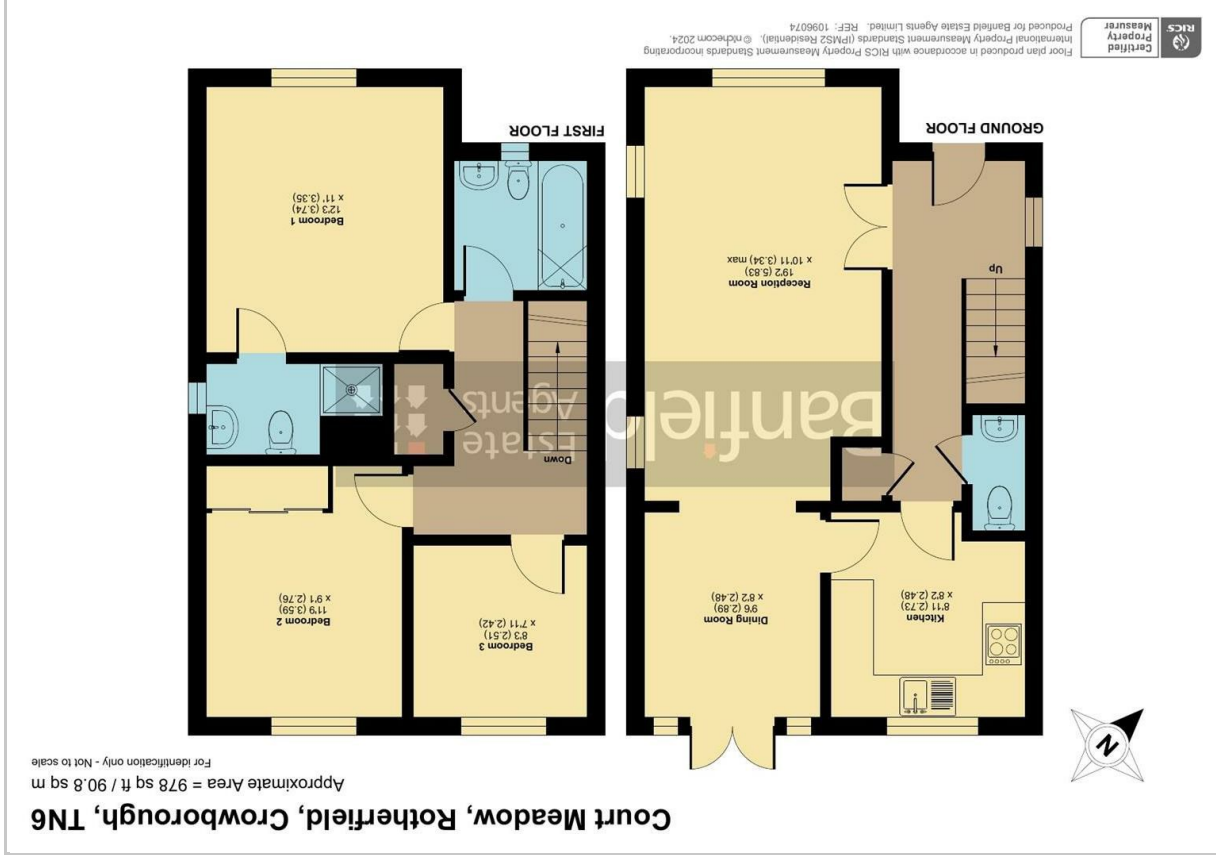
Situated in the heart of Rotherfield, residents of Court Meadow enjoy easy access to village amenities including a doctor's surgery, pubs, post office, and primary school. For those seeking further leisure and entertainment options, Crowborough town is just a short distance away, offering a range of shopping facilities, schools, and recreational activities. The picturesque Ashdown Forest beckons outdoor enthusiasts with its scenic trails and recreational opportunities, while the nearby towns of Royal Tunbridge Wells, Eastbourne, and Brighton offer cultural attractions and seaside escapes within easy reach.

To truly appreciate the charm and comfort of this delightful property, viewing is highly recommended. Don't miss the opportunity to make Court Meadow your forever home. Contact us today to arrange your exclusive viewing appointment.





## Floor Plan



## Viewing

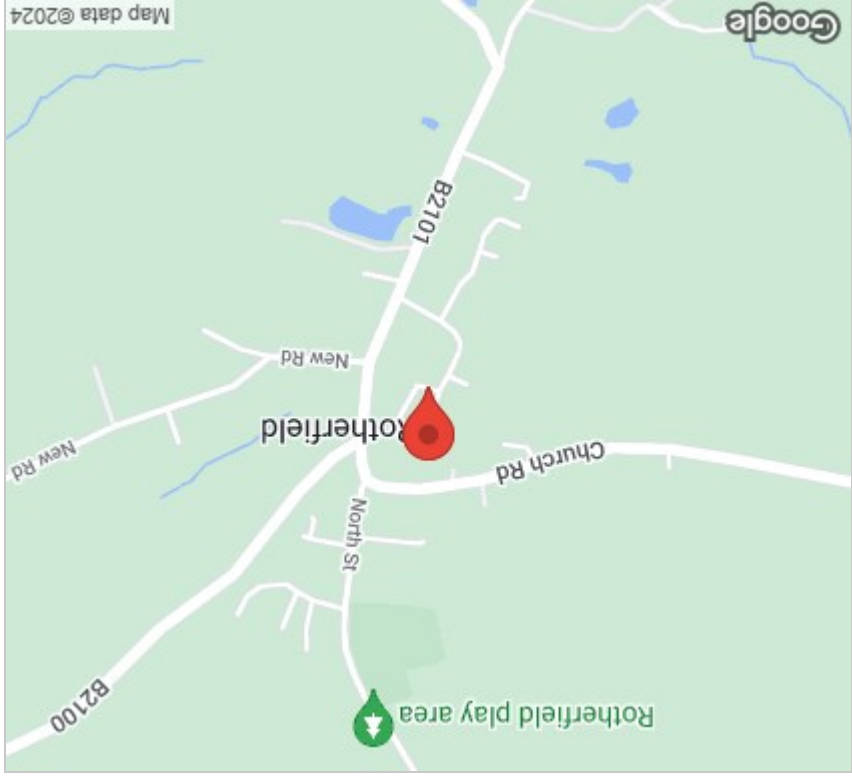
Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Minimum
<b>85</b>	<b>67</b>

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	1-10%
F	11-15%
E	16-20%
D	21-30%
C	31-40%
B	41-55%
A	56-75%
Very energy efficient - lower running costs	

## Energy Efficiency Graph



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