



9 Rayner Close

Crowborough, TN6 2TQ

Offers In The Region Of £655,000



Charming Family Home in a Sought-After Cul-de-Sac Location

Nestled in the heart of a quiet and rarely available cul-de-sac, this chain free property, originally built by Bryant Homes in 2000, combines modern design with thoughtful functionality. Well-maintained and beautifully presented, this light-filled home is ready to welcome its next owners.

Interior Features:

Welcoming Vestibule: Step into a spacious and inviting vestibule, setting the tone for the elegance within.

Bay-Fronted Lounge: Positioned at the front of the property, this cozy lounge boasts a feature fireplace and ample natural light.

Downstairs W/C: Conveniently located for guests and family alike.

Open-Plan Kitchen/Diner: A true heart of the home, the dining room has been opened up to create a contemporary kitchen/diner. This sociable space features:

- Quartz worktops
- High-quality fittings
- Integrated appliances
- A well-designed utility area with white goods and a wine chiller

Capacious Conservatory: Bi-fold doors lead to a versatile conservatory, currently used as a party and entertainment room. Electric roof windows, Air Conditioning system with heating and dehumidifying. This space offers delightful garden views and direct access to the garage.

Upstairs Accommodation
Master Bedroom with En-Suite: A generously sized retreat with modern conveniences.
Flexible Fourth Bedroom: Positioned at the front, perfect as a home office.
Bedrooms Two and Three: Both offer tranquil views of nearby fields.
Ample Storage: Thoughtfully integrated throughout the property.

- Outdoor Highlights:
- South-Facing Garden: Previously extended by 12 ft the area has been lovingly landscaped with designated zones for every occasion:
- Patio for al fresco dining
 - Lush lawn area
 - Pathway leading to a serene pond with a seating area
 - Vegetable patch
 - Tucked-away garden shed

Front Garden and Driveway: A manicured lawn complements the spacious driveway.

Residents of Rayner Close have adopted the road, forming the Willow Grange Management Company Limited. A nominal annual fee of £150 ensures impeccably maintained roads and surroundings.

Crowborough is a charming East Sussex town, ideally situated on the edge of Ashdown Forest, offering 6,500 acres of stunning heathland for outdoor pursuits. The town features a mainline station with regular services to London Bridge, taking approximately one hour. Additional highlights include:

- A variety of shops and supermarkets
- A leisure centre with swimming and squash facilities
- Close proximity to Royal Tunbridge Wells (7 miles), Brighton and Eastbourne (25 miles), and Gatwick Airport (22 miles)
- Excellent state and independent schools
- Numerous golf courses nearby

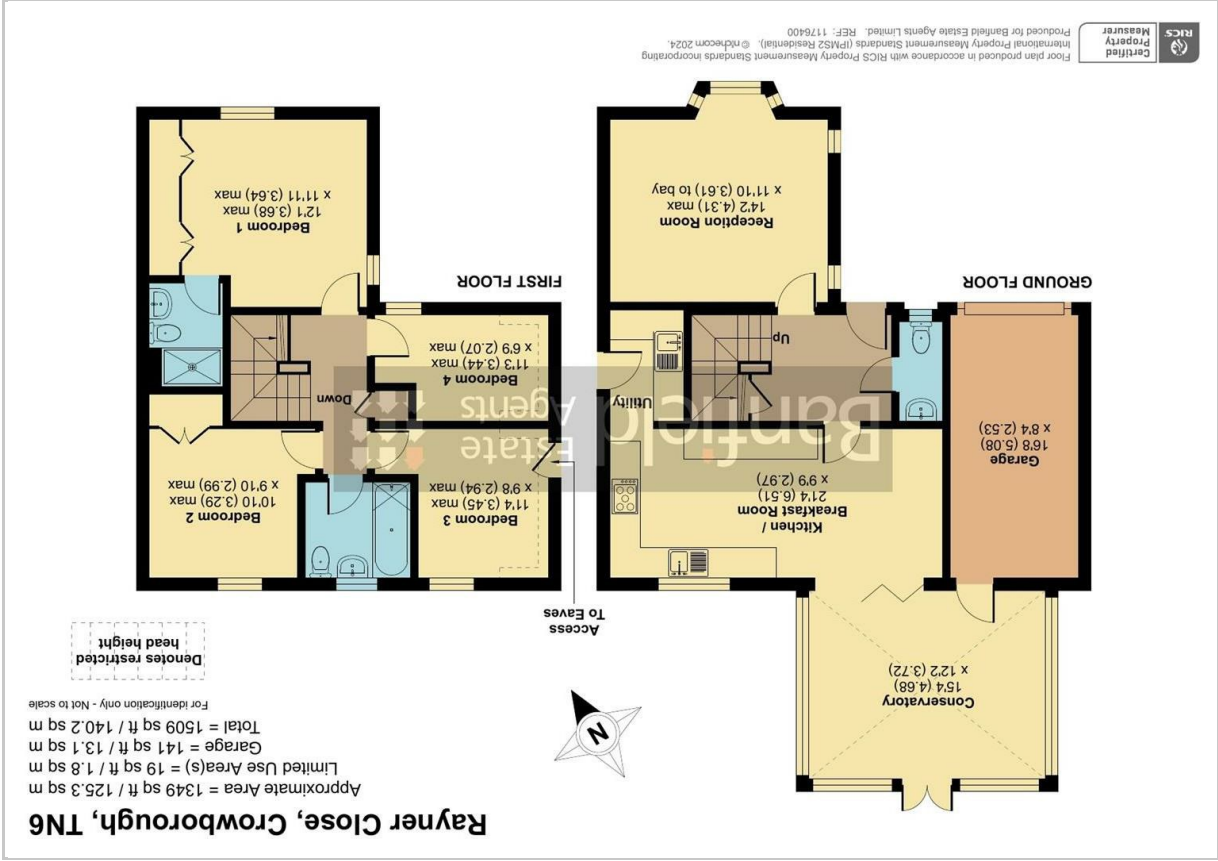
This property seamlessly blends lifestyle and convenience, making it a perfect choice for families and professionals alike. Don't miss the opportunity to call this exceptional house your home!

Wealden District Council
EPC rating C



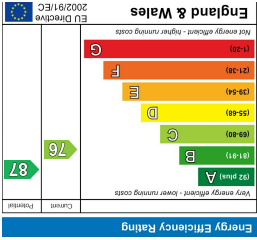


Floor Plan

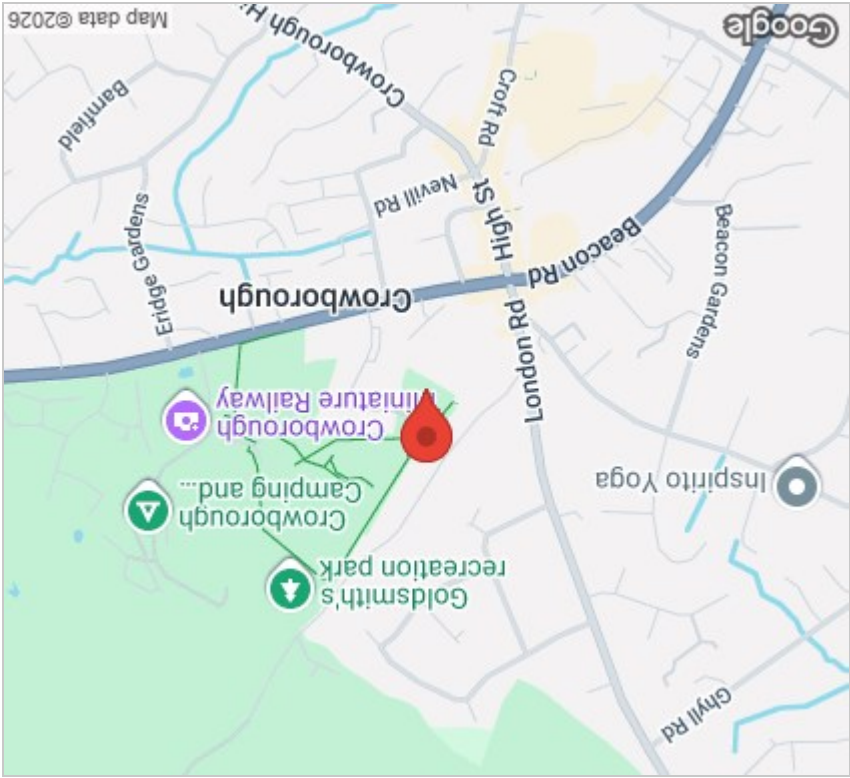


Viewing

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 Graph



Area Map

01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE

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