



21 Court Meadow  
Crowborough, TN6 3LQ  
£1,700





A beautifully refurbished semi-detached house in the the village of Rotherfield. There is a large open - plan kitchen, sitting and dining area. The kitchen is finished to a high standard with quartz worktops, integrated fridge/freezer, dishwasher, washing machine and microwave. A set of French doors leads into the private rear garden. There is a bedroom with en-suite shower is on the ground floor.

Upstairs there are two double bedrooms with fitted wardrobes, one with en-suite bathroom, and a family shower room.

Off street parking.

Council Tax Band E. EPC D.

### Serene Outdoor Spaces

Beyond the interiors, the thoughtfully designed outdoor spaces offer a private sanctuary for relaxation and entertaining. A paved terrace, accessible from both the kitchen and sitting room, is perfect for al fresco dining, while a separate sunken terrace provides an inviting space for summer gatherings. The garden is framed by raised sleeper-bound beds, creating a lush and picturesque backdrop. A wooden garden shed offers additional storage, and gated side access ensures both security and convenience.

### Prime Location in a Thriving Village

21 Court Meadow enjoys an enviable location within walking distance of Rotherfield’s vibrant village centre (approximately 0.2 miles), where a wealth of amenities awaits. From a welcoming village hall and traditional pubs to a charming farm shop, convenience store, hairdresser, and antique shop, the village offers a wonderful sense of community.

For broader shopping and leisure needs, Crowborough (approximately 3.4 miles) provides larger supermarkets, including a Waitrose, as well as a leisure centre. The nearby historic towns of Wadhurst and Mayfield offer additional boutique shopping and dining experiences.

### Leisure and Connectivity

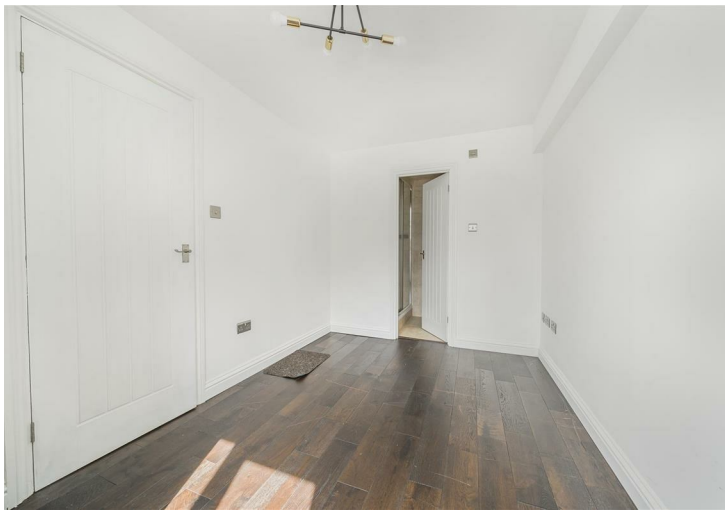
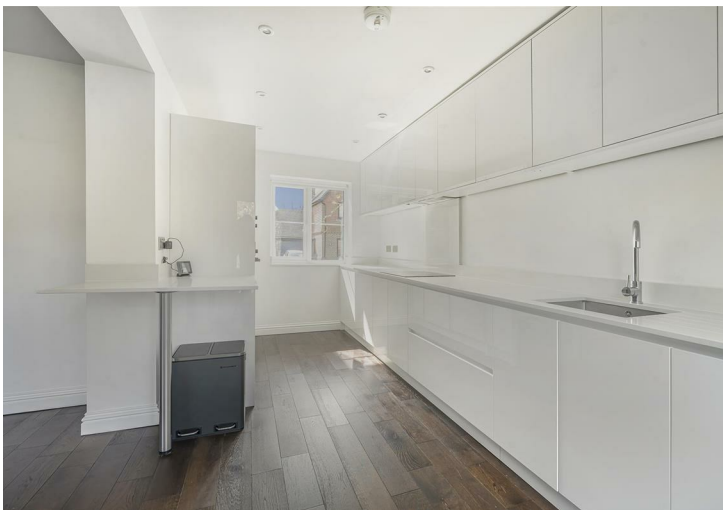
Outdoor enthusiasts will appreciate the wealth of recreational opportunities in the area, with golf courses in Crowborough, Tunbridge Wells, Ticehurst, and Uckfield, as well as water sports at the stunning Bewl Water. For families, the property is well-positioned for an excellent choice of state and independent schools, including the well-regarded Rotherfield Primary School, preparatory schools such as Skippers Hill Manor and Bricklehurst Manor, and senior schools including The Beacon Academy and Kent’s esteemed grammar schools.

Commuters will find excellent transport links, with mainline rail services from

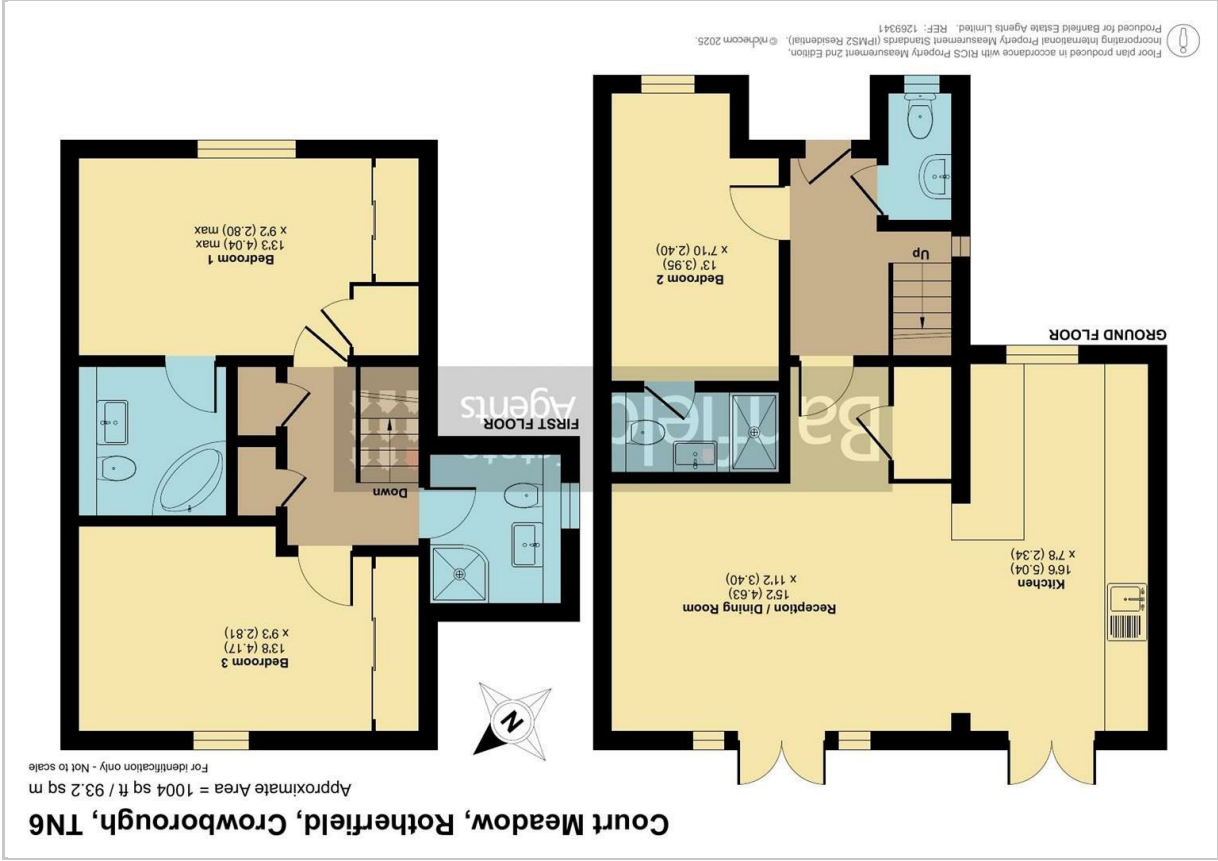
Crowborough (approximately 1.8 miles) to London Bridge in just over an hour. Additional services from Wadhurst and Tunbridge Wells offer further options for travel to London Charing Cross and Cannon Street. Road connections via the A22, A26, and A21 provide access to the south coast, M25, Gatwick and Heathrow airports, and the Channel Tunnel.

### A Rare Opportunity

Offering an impeccable blend of modern refinement and village charm, 21 Court Meadow is a home of exceptional appeal. With its versatile layout, high-quality finishes, and superb location, this is a rare opportunity to secure a beautifully presented home in one of Sussex’s most sought-after villages.



Floor Plan



Viewing

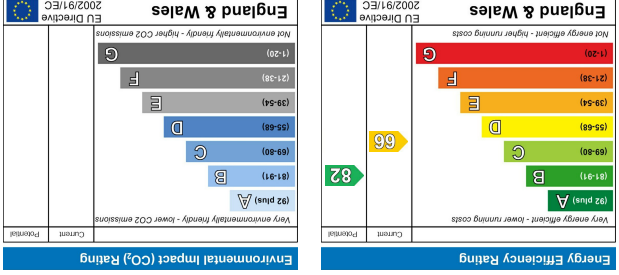
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Energy Efficiency Graph



Area Map

