

15 Woodpecker View  
Crowborough, East Sussex,  
TN6 2GG

**burnett's**  
Individual Property : Individual Service



A beautifully presented semi-detached house located in a quiet cul-de-sac comprising two double bedrooms, a family bathroom, sitting room, kitchen/dining room, cloakroom, parking for two cars plus visitor parking, pretty south-east facing garden, and all within walking distance to the mainline train station, shops and amenities. EPC Rating: B.

Offers in Excess of £370,000 Freehold

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# 15 Woodpecker View

## Crowborough, East Sussex, TN6 2GG

Offers in Excess of £370,000 Freehold

This semi-detached modern property is a fresh and bright home benefiting from a South-East facing garden finished to a beautiful standard. The property is designed with modern wooden cladding and sand colour brick, creating an appealing contemporary aesthetic to the exterior.

The house is situated in the Woodpecker View development which has a lovely community feel. The property looks out over an oak tree and unrestricted views to the front, with fabulous far reaching views to the rear.

The accommodation is arranged over two floors and benefits from double glazing and central heating throughout plus the remainder of the new-build guarantee.

Inside, the entrance hall has a staircase to the first floor landing with a door leading through to the living room.

The bright living room enjoys dual aspect windows to the front and side with high quality custom-made shutters which add a real premium feel. This room also has a useful understairs storage cupboard and a door off to the kitchen/dining area.

The modern well-equipped kitchen is finished with a matt white paint that makes it feel light and fresh and comprises an array of wall and base cupboard, worktops, part tiled walls, inset sink and drainer, wood effect flooring and inset lighting. Integrated appliances include dishwasher, washing machine, fridge/freezer and oven with gas hob and extractor hood atop. The kitchen offers flexible living with space for both kitchen and dining areas with windows and glazed door opening to rear patio providing further room for outdoor dining and entertaining.

Accessed from the kitchen is a useful cloakroom with hand wash basin, WC, obscure window to side, wood effect flooring and built-in storage solution to keep coats organised.

The first floor landing accommodates two double bedrooms, a family bathroom and a useful storage cupboard.

Bedroom one includes a large window which overlooks the garden plus has beautiful views across the Rotherfield countryside, it is finished with light and bright aesthetic, giving it a fresh contemporary feel. There is built-in storage and room for an office set up. Bedroom two also includes built-in storage and room for a desk. It has a characterful window nook. Both bedrooms have high quality window shutters giving the spaces a character feel.

The stylish family bathroom comprises a bath with shower over and glass screen, heated mirror with built-in lights, heated towel radiator, marble style tiles, wood effect flooring, inset lighting and obscure window to side aspect.

The attic is partly boarded and offers a large storage area with ladder added for easy access.

The garden has been designed by a local Garden Designer and is a truly beautiful space. Offering a variety of areas within the garden, there is outdoor dining area and lounge space. Plants have been carefully selected to offer interest year round, with a selection of Elderflower trees, ornamental grasses and flowers including verbena and alliums.

The garden is designed with a white, purple and green palette that offers a calming energy. The garden is finished with a beautiful curved decking to the back, thoughtfully designed to be level with the rest of the garden, providing step free access throughout the space. The decking is positioned to catch the evening light.

This beautiful home comes with an electric car charger and two off-road parking spaces. There are outdoor plug sockets and access from the garden wraps around onto the drive, especially convenient for those who have dogs.

This property is located in Crowborough, within the High Weald Area of Outstanding Natural Beauty and borders the stunning 6,000 acre Ashdown Forest, surrounded by fabulous countryside providing numerous footpaths, parks, nature reserves and woodland areas. There are also many opportunities for horse riding, cycling and further outdoor pursuits.

Situated with less than a 10 minute walk from the train station with trains directly to London Bridge and an array of amenities including gyms, cafes, Sainsbury's, Tesco, Waitrose, Lidl, Morrisons and a local park that has recently been invested in with a brand new Children's play area.

For those who are keen on nature, the property is a 5 minute walk to the Hornhurst Woods offering a wide range of walking trails, as well as off road mountain biking. It is also located just 5 minute walk from the Nature Reserve; Crowborough Ghyll.

| Energy performance certificate (EPC)          |                           |   |
|---|---------------------------|---|
| 15, Woodpecker View<br>CROWBOROUGH<br>TN6 2GG | Energy rating<br><b>B</b> | Valid until: 24 February 2030<br>Certificate number: 2858-0073-7352-6780-3254 |
| Property type                                 | Semi-detached house       |   |
| Total floor area                              | 79 square metres          |   |





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

804.17 ft<sup>2</sup>

74.71 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

### Material Information:

Council Tax Band C (rates are not expected to rise upon completion).

Mains Gas, electricity, water and drainage.

Yale' smart security system.

Ohme' electric car charger.

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within the AONB.

The title has covenants and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: we are informed that Ultrafast broadband is available at the property.

There is some mobile coverage from various networks.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does have step free access.

**Agents note:** Whilst this is a Freehold property, we are informed that there is a service charge for the communal areas on the development of £490 per annum, payable in two instalments. There is also a management company in place to oversee the upkeep of the communal areas.



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.