



Frenches, Mark Cross, Crowborough, East Sussex TN6 3NS

Guide Price £1,200,000 Freehold

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An extremely characterful beamed detached cottage, the origins of which are understood to date from the 16th Century. This appealing property has tile hung upper elevations under a pitched clay tiled roof and enjoys a delightful semi-rural position south of Mark Cross village in an Area of Outstanding Natural Beauty. The property affords fine far reaching views over neighbouring countryside to both the front and rear, in particular from the top floor. The accommodation, which extends over three floors and abounds with quintessential timbered features and oil fired central heating throughout, to the ground floor has two reception rooms with inglenook fireplaces and woodburners, the office also has a fireplace. The kitchen/family space has quarry tiling throughout and three areas of granite worktops including a central island with storage beneath. There is a twin bowl glazed Butler's sink, an oil fired AGA with assorted storage to either side plus a 'back-up' oven and hob. There is also an integrated fridge/freezer, an external door to the rear and a boiler set beneath the second staircase to the first floor. There is also a ground floor shower room/WC. On the first floor, the principal bedroom has a window to the front, extensive wardrobe storage and a spacious en suite bathroom with a white suite, chrome fittings and underfloor electric heating. There are two further bedrooms to the first floor and on the top floor an attic bedroom 4 and a family bathroom, also with a characterful white suite with chrome fittings, a claws foot roll top bath and a window to the front elevation which affords wonderful views to the south. The grounds extend to 1.25 acres. The property is accessed via a shared drive with parking and turning, plus electric point. A substantial timber outbuilding acts as an office or could provide overflow accommodation. This too has a woodburner, kitchenette and shower room/WC. External features include a large pond, raised terraced area to the rear of the house with plunge pool and barbeque area - all of which enjoy fine far reaching views to the north.

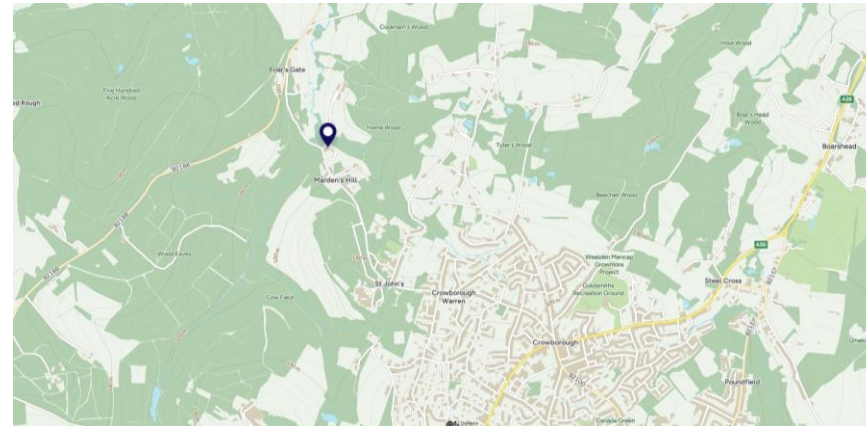
- Characterful Beamed Home, dating from 16th Century
- Inglenooks and Beams Throughout the Ground Floor
- 3 Reception Rooms
- Kitchen/Breakfast Room
- Shower Room/WC
- First Floor Principal Bedroom with En Suite
- 2 Further Bedrooms (Interlinked)
- Fourth Bedroom to the Top Floor
- Family Bathroom
- Grounds of 1.25 Acres
- Large pond home to Koi carp, mirror carp and rudd
- Iron gated entrance





LOCATION:

Crowborough, in the Wealden District of East Sussex, is situated in the Weald at the edge of Ashdown Forest in the High Weald Area of Outstanding Natural Beauty. It sits 7 miles south-west of Tunbridge Wells and 35 miles south of London. Whilst Brighton is approximately 21 miles to the south-west and Lewes 15 miles. Located on the eastern edge of Ashdown Forest, an ancient area of open heathland protected for its ecological importance and the setting for A A Milne's stories about Winnie the Pooh. The highest point is 242 metres above sea level, the A26 which runs through the centre of the town connects to Mereworth via Tunbridge Wells and Tonbridge and Newhaven to the south. Mark Cross is a popular picturesque village that boasts a Church of England primary school, adjacent to which is Pennies Day Nursery. Within the village is the highly regarded Lazy Fox public house/restaurant and the Sussex Country Gardening Plant Nursery and Tea Rooms. From here Frant and Wadhurst station are both about 4 miles distant, Tunbridge Wells is set 5 miles to the north, Crowborough a similar distance west and Mayfield's historic High Street is 3.5 miles south. Eastbourne is 24 miles south and Gatwick is a similar distance west.



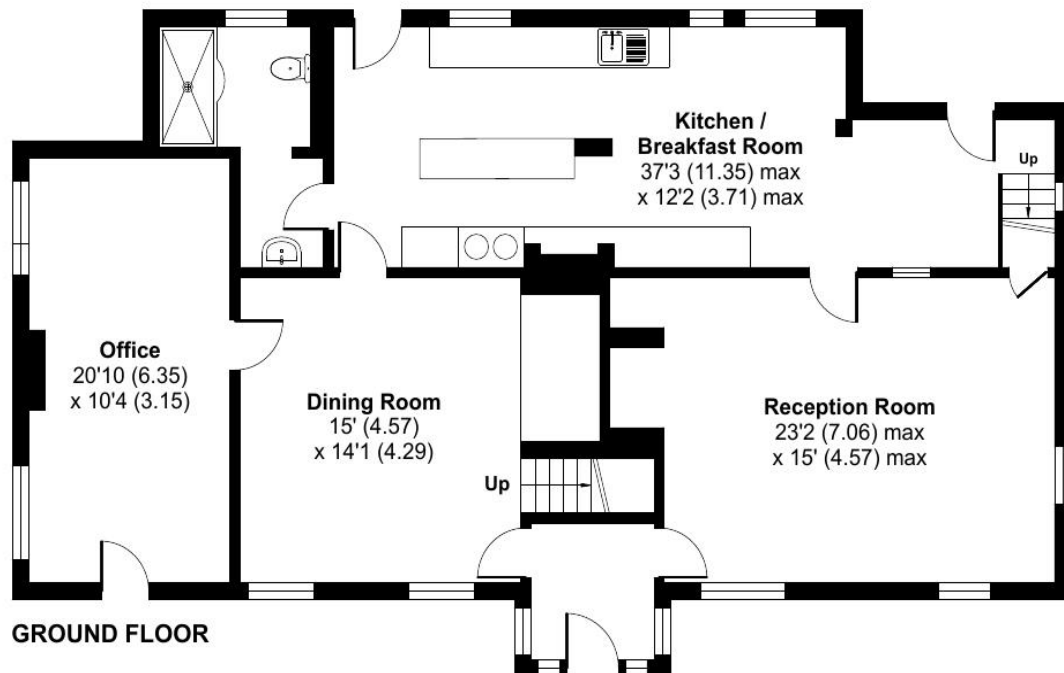
Additional Information: Council Tax Band: G



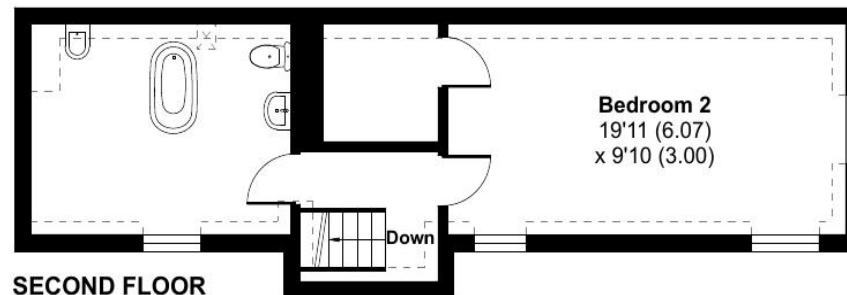
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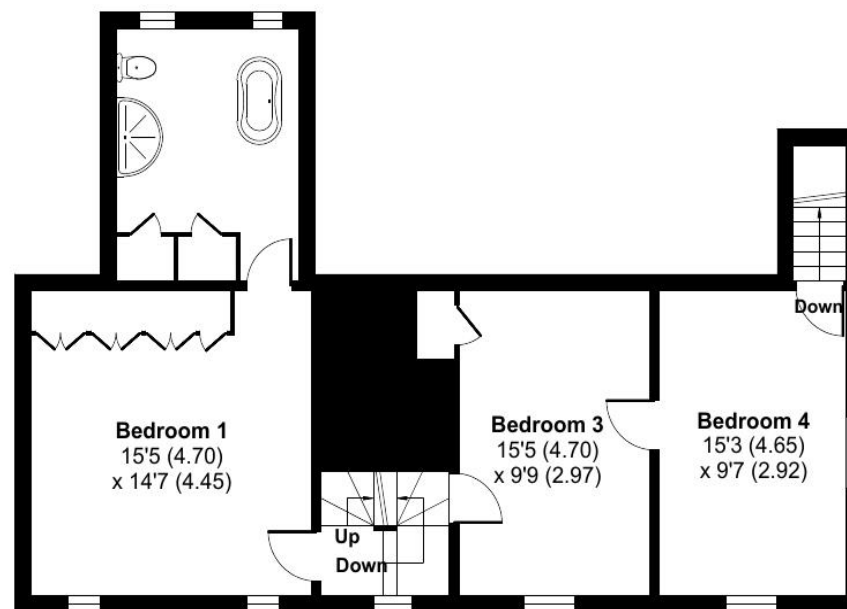
OUTBUILDING



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Approximate Area = 2515 sq ft / 233.6 sq m
Limited Use Area(s) = 61 sq ft / 5.7 sq m
Outbuilding = 376 sq ft / 34.9 sq m
Total = 2952 sq ft / 274.2 sq m

For identification only - Not to scale