



PILLAR BOX COTTAGE
CROWBOROUGH - £599,995



Pillar Box Cottage

Rannoch Road
Crowborough TN6 1RA

Entrance Hall - Sitting/Dining Room - Kitchen/Breakfast Room - Utility Area - Downstairs Cloakroom - Integral Single Garage - Master Bedroom With En Suite Bathroom - Two Further Double Bedrooms - Family Shower Room - Pretty Courtyard Rear Garden - Driveway Parking To Front

Pillar Box Cottage is a delightful and much loved detached cottage which has been owned by the current vendor for many years. On entering the property the entrance hall leads directly into an open plan sitting/dining room with bay window to front, multi fuel burner and access into the kitchen/breakfast room. In addition is a useful utility area, downstairs cloakroom and access into the single garage. To the first floor is a master bedroom with the advantage of an en suite bathroom and views to the rear, and two further double bedrooms are served by a family shower room. Externally the property benefits from a driveway with off road parking to the front and a pretty enclosed courtyard rear garden with Indian sandstone patio providing an entertaining area. This home is set in an enviable and extremely tranquil location within the desirable Crowborough Warren and is ideal as the town centre itself is within walking distance whilst the beautiful Ashdown Forest is nearby also with its superb scenery and walks.

Obscured door into:

ENTRANCE HALL:

Coir matting, stairs to first floor, wall mounted alarm, wall mounted heating controls, smoke detector, cupboard housing consumer unit and electricity meter and glass panelled timber door into:

DINING AREA:

Understairs cupboard housing gas meter, radiator, carpet as fitted, cornicing with ceiling rose, smoke detector, telephone point and bay window to front.

SITTING AREA:

Multi fuel burner with stone hearth and flue, cornicing with ceiling rose, tv point, radiator, carpet as fitted and two windows to side.



KITCHEN/BREAKFAST ROOM:

Range of wall and base units with work tops over and tiled splashbacks, one and half bowl stainless steel sink with swan mixer tap, integrated appliances include a Stoves 5-ring gas hob, extractor fan over and double oven under, separate fridge and freezer, Bosch dishwasher, radiator, vinyl flooring, inset spot lighting, two large double glazed windows and door with direct access to the rear garden.

DOWNSTAIRS WC:

Low level wc, wall mounted wash basin, tiled flooring, radiator, two obscured windows to side and louvre doors opening into:

UTILITY AREA:

Washing machine and tumble dryer, wall mounted cupboards, vinyl flooring and window to rear.

INTEGRAL SINGLE GARAGE:

Accessed via timber glass panelled front doors the garage comprises of a new tap, various electricity points and shelving.

FIRST FLOOR LANDING:

Airing cupboard with hot water tank and shelving, and range of doors to:

MASTER BED ROOM:

Built in Sharps wardrobe with storage above, built in dressing tables with drawers beneath and mirrored wall, access to loft which is part boarded and window overlooking the rear garden.

EN SUITE BATHROOM:

Panelled bath with shower attachment over, vanity wash hand basin with storage under and tiled surrounds, low level wc, radiator, inset spot lighting, extractor fan, views towards Ashdown Forest and carpet as fitted.

BEDROOM:

Walk in wardrobe with window within and telephone point, hanging rail and additional shelving, radiator, carpet as fitted and window to front.

BEDROOM:

Built in wardrobe cupboard with sliding timber doors and hanging rail, radiator, carpet as fitted, telephone point and window to front.

FAMILY SHOWER ROOM:

Shower cubicle with built in Aqualisa power shower, dual flush low level wc, vanity wash hand basin with cupboard under, tiled flooring, inset spot lighting, radiator and window overlooking the garden and Ashdown Forest beyond.



OUTSIDE FRONT:

Recently laid brick block driveway with exterior sensor lighting, additional wall lighting and off road parking for two vehicles.

OUTSIDE REAR:

A pretty courtyard garden enjoying an Indian sandstone patio adjacent to property with areas of established planting to include a Victoria Plum tree, exterior lighting and enclosed by fence borders to all sides.

SITUATION:

Crowborough town itself provides an excellent range of shopping facilities including a bank, post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge in approximately one hour and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside.

TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

AGENTS NOTE:

In view of the restrictions imposed by the Government in relation to Coronavirus, we have produced a virtual viewing of the property to enable you to obtain a better picture of it. We accept no liability for the content of the virtual viewing and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

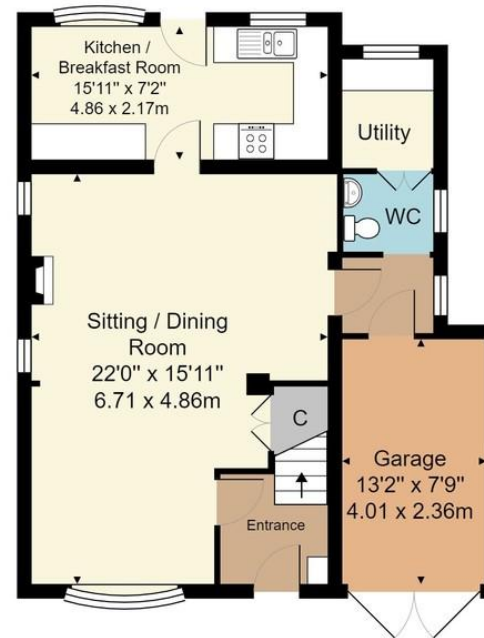
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



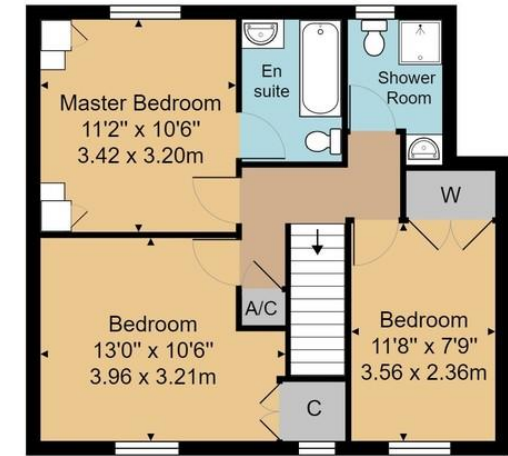
The Cross, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666

Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD, TONBRIDGE,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

PILLAR BOX COTTAGE, RANNOCH ROAD, CROWBOROUGH, TN6 1RA

Approx. Gross Internal Area 1207 ft² ... 112.2 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.