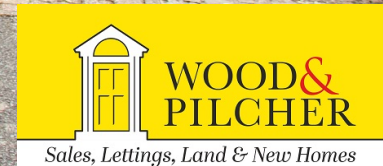




COURT MEADOW CLOSE  
CROWBOROUGH - £595,000





# 29 Court Meadow Close

Rotherfield,  
Crowborough, TN6 3LW

**Covered Entrance - Entrance Porch - Hallway - Downstairs  
Cloakroom - Kitchen - Sitting/Dining Room - Conservatory  
Main Bedroom With En Suite Shower Room - Three  
Further Bedrooms - Family Bathroom - Integral Garage  
Off Road Parking - Attractive Rear Garden**

Set within walking distance of Rotherfield village is this extremely attractive and well presented detached family home benefiting from off road parking, an integral garage and a delightful manicured rear garden. The accommodation offers an entrance porch and hallway, a downstairs wc, contemporary kitchen, a bright sitting/dining room with feature brick built fireplace and ample room for dining furniture. In addition is a vaulted conservatory with direct access out to the rear garden. To the first floor is a good size landing leading to four good size bedrooms with the main bedroom benefiting from en suite facilities and a family bathroom serves the remaining bedrooms.

#### **COVERED ENTRANCE:**

Double glazed door opening into:

#### **INNER PORCH:**

Coir entrance matting and coats hanging area.

#### **INTEGRAL GARAGE:**

Accessed via a key fob operated door the garage comprises a concrete floor, floating area of shelving, wall mounted electric consumer unit and electric strip lighting.

#### **ENTRANCE HALL:**

Two storage cupboards, fitted carpet, radiator and a smoke alarm.

#### **KITCHEN:**

A contemporary style kitchen featuring a range of high and low level units with under unit lighting, recently installed granite effect roll top worksurfaces and a one and a half bowl stainless steel sink with swan mixer tap and recently installed waste disposal unit. Integrated appliances include a high level fan assisted oven with grill above, four-ring hob with extractor fan above along with separate spaces for a dishwasher, washing machine and separate fridge and freezer. Cupboard housing wall mounted Viessmann boiler, tiled





flooring, recessed spot lights and benefiting from a double aspect with windows to front and side with fitted blinds and door to side access.

**CLOAKROOM:**

Low level wc, wash hand basin set into a vanity unit with a tiled splashback and mirror above and wood effect flooring.

**SITTING/DINING ROOM:**

A bright and airy room featuring a fireplace with electric fire insert, brick cheeks, wooden mantel and brick hearth, two built-in cupboards with shelving, two wall lights, plenty of room for large dining furniture, two radiators, fitted carpet and two sets of French glazed doors open to a conservatory.

**PART VAULTED CONSERVATORY:**

Electronically operated blinds, tiled flooring, radiator, wall lighting and French doors opening out to the rear garden.

**FIRST FLOOR LANDING:**

Airing cupboard with water tank and slatted wooden shelving, ladder and hatch to part boarded loft, fitted carpet, smoke alarm and recessed spot lights.

**MAIN BEDROOM:**

Double wardrobe with hanging rail and shelving, fitted carpet, radiator, dual aspect with windows to front and side and door into:

**EN SUITE SHOWER ROOM:**

Corner cubicle with Aqualisa shower and glass sliding doors, low level wc, sink with mixer tap set into a vanity unit with shelving and glass mirror above, floating area of shelving, wall mounted chrome heated towel rail, tiled flooring and recessed spot lights.

**BEDROOM:**

Fitted carpet, radiator and double glazed window to front.

**BEDROOM:**

Double fitted wardrobe with hanging rail and shelving, fitted carpet, floating shelving, radiator and a double glazed window to rear.

**BEDROOM:**

Double fitted wardrobe with hanging rail and shelving, fitted carpet, radiator and a double glazed window to rear.

**FAMILY BATHROOM:**

Panelled bath with mixer tap and handheld shower attachment, low level wc, sink with mixer tap set into a vanity unit with shelving and drawer storage, wall mounted chrome heated towel rail, shaver point, vinyl flooring, recessed spot lights and obscured double glazed window to side with fitted blind.



**OUTSIDE FRONT:**

Brick paved driveway provides off road parking for two vehicles and access to an integral garage, gravelled area of garden to side with a selection of planting and wooden gates either side of the property to rear garden.

**OUTSIDE REAR:**

An attractive and beautifully maintained garden being thoughtfully planted with an array of colourful plants, shrubs and trees and predominately laid to lawn. In addition is a limestone paved patio, greenhouse and wooden garden shed.

**SITUATION:**

The property is in the delightful village of Rotherfield which offers an array of facilities including general stores, pharmacy, doctors' surgery, local inns, churches and primary school. Crowborough town is approximately 4 miles away and offers good shopping facilities including a range of supermarkets, a wide range of junior and senior schooling and main line rail services at nearby Jarvis Brook with trains to London. There are excellent recreational facilities including golf at Crowborough Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. The famous Ashdown Forest with its superb walks and riding facilities is also nearby. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 9 miles distance, whilst the coast at both Brighton and Eastbourne can be reached in approximately an hour's drive.

**TENURE:**

Freehold

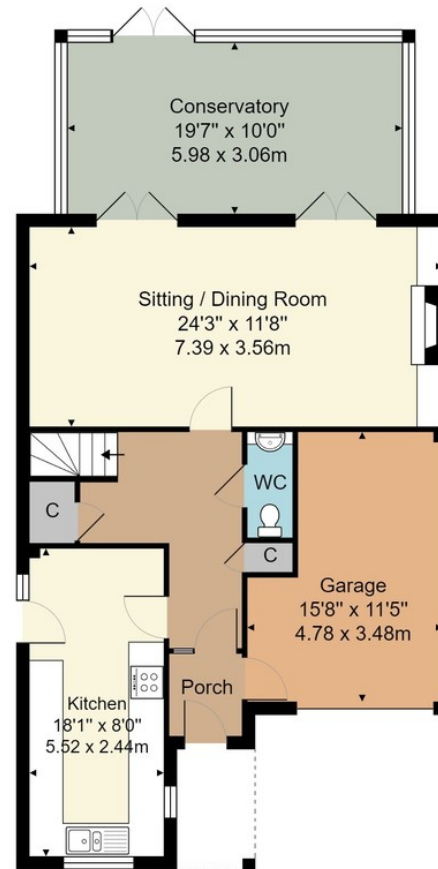
**COUNCIL TAX BAND:**

E

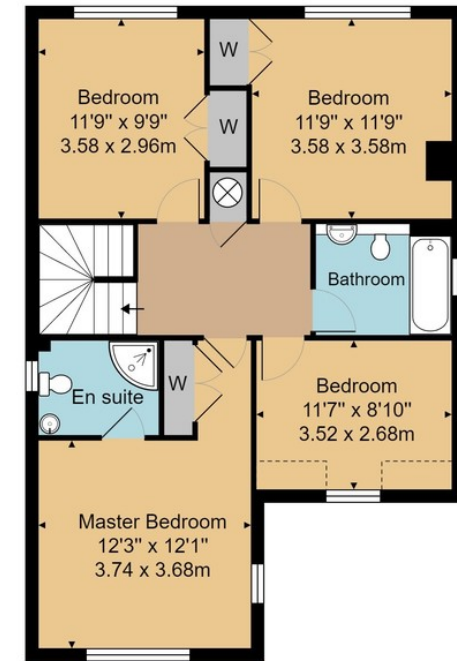
**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 1753 ft<sup>2</sup> ... 162.8 m<sup>2</sup>

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 contained. 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.

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.



Beacon Road, Crowborough,  
East Sussex, TN6 1AL  
Tel: 01892 665666

Email: [crowborough@woodandpilcher.co.uk](mailto:crowborough@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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