



WEATHERTOP, ROCHESTER WAY
CROWBOROUGH - £750,000



Weathertop

Rochester Way, Crowborough, TN6 2DR

**Entrance Hall - Sitting Room - Dining Room
Kitchen/Breakfast Room - Utility Room - Downstairs WC
Integral Garage - Main Bedroom With En Suite Shower
Room - Bedroom With Roof Terrace - Two Further
Bedrooms - Family Bathroom - Off Road Parking
Double Garage - Wraparound Gardens With Views**

Offered to the market with no onward chain is this charming and beautifully presented 1980s family home. An inviting entrance hall leading into a dual-aspect sitting room boasting panoramic views over Rotherfield and the surrounding woodland. Continuing through, a spacious dining room, currently repurposed as a study, offers versatility in its use. The kitchen accommodates a large breakfast table and provides access to a convenient utility room and downstairs WC. Beyond the utility room lies a double garage with rear garden access, catering to storage needs and practicality. To the first floor, the main bedroom features an en suite shower room and ample wardrobe storage, ensuring comfort and convenience. Adjacent is another bedroom, currently serving as a music room, offering dual-aspect views and a door leading out to a large roof terrace, perfect for enjoying the scenery. Completing the first floor are two additional bedrooms and a recently updated family bathroom caters to the needs of the household with its modern amenities. Externally, a driveway rises to the front garden area, providing plentiful parking space and access to the double garage. The wraparound gardens, with lawns and recently laid Indian sandstone patios, offer an idyllic outdoor area, perfect for enjoying the far-reaching views to the front.

COVERED PORCH:

Composite front door opening into:

ENTRANCE HALL:

Under stairs cupboard, fitted carpet, radiator and recessed spotlighting.

SITTING ROOM:

Fireplace alcove with side seating area, fitted carpet, two radiators, recessed spotlighting, window to rear with fitted blind and French doors open out to a patio and front garden with far reaching woodland views.

DINING ROOM:

Currently used as a study with fitted carpet, radiator, recessed spotlighting and window to rear with fitted blind.



KITCHEN/BREAKFAST AREA:

Kitchen: Traditional style range of high and low level units with feature under unit lighting and black granite effect roll top work surfaces. Appliances include a fan assisted double oven with grill and 5-ring gas hob with extractor fan above, integrated dishwasher and fridge/freezer. Circular sink with drainer and swan mixer tap, recessed LED spotlighting, two windows to front with fitted blind and far reaching views and travertine tiled flooring continues into the Breakfast Area: Plenty of room for large breakfast table and chairs, radiator, recessed LED spotlighting and window to front with fitted blind.

UTILITY ROOM:

Low level units with black granite effect roll top work surface and space for a washing machine, travertine tiled flooring and window to rear with fitted blind.

DOWNSTAIRS WC:

Low level wc, sink with traditional style taps set into a vanity unit with drawer storage, wood effect vinyl flooring, radiator, part tiled walling and obscured window to rear with fitted blind.

INTEGRAL DOUBLE GARAGE:

Accessed via key fob operated garage doors and comprising electric consumer unit, gas/electric meters, concrete flooring, strip-lighting, areas of shelving, space for tumble dryer and fridge/freezer, window to rear and door opening to rear garden.

FIRST FLOOR LANDING:

Hatch with ladder to part boarded loft, fitted carpet, radiator and picture window with aspect to rear.

MAIN BEDROOM:

Triple fitted wardrobe with hanging rail and shelving, fitted carpet, radiator, window to front with far reaching views of Rotherfield and woodland and door into:

EN SUITE SHOWER ROOM:

Corner shower enclosure, low level wc, bidet, sink with traditional style taps with glass mirror above and light, chrome heated towel rail, black tile effect vinyl flooring, part tiled walling and obscured window to side.

BEDROOM:

Double fitted wardrobe with hanging rail and shelving, fitted carpet, radiator and window to front with far reaching views.

BEDROOM:

Fitted carpet, radiator and window to rear.

BEDROOM:

Currently used as a music room with fitted carpet, radiator, window with far reaching views and door opening to:

LARGE ROOF TERRACE:

Fully enclosed by wooden balustrades with non slip flooring this terrace enjoys fabulous panoramic views.



FAMILY BATHROOM:

Recently renovated Villeroy & Boch bathroom suite comprising a panelled bath with rainfall shower over, separate handheld shower attachment, specialist feature tiling and glass shower screen, low level wc, circular wash hand basin with mixer tap set into a vanity unit with shelving, heated towel rail, airing cupboard housing hot water tank with wooden slatted shelving and shower pump serving the en suite and family bathroom, light grey wood effect laminate flooring, extractor fan and obscured window to rear.

OUTSIDE:

The property is approached via a private driveway that leads to a spacious parking area capable of accommodating numerous vehicles, as well as access to a double garage. Surrounding the property are wraparound gardens predominantly laid to various areas of lawn, complemented by several recently installed Indian sandstone patios positioned at both the front and rear of the property, offering ideal spots to appreciate the expansive, panoramic views to the front. The gardens further feature an assortment of mature trees and shrubs, raised flower bed borders, and amenities such as a wooden shed and a greenhouse.

SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge as well as a good selection of bus routes.

TENURE: Freehold

COUNCIL TAX BAND: F

VIEWING:

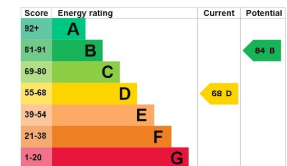
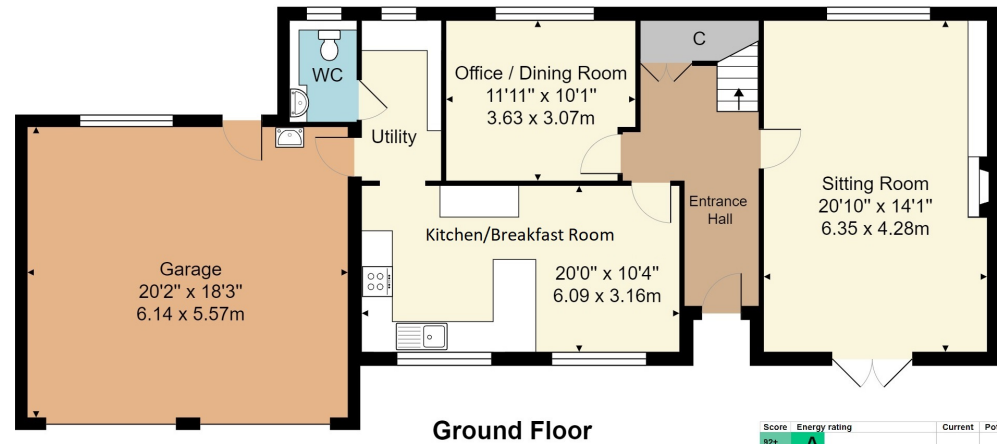
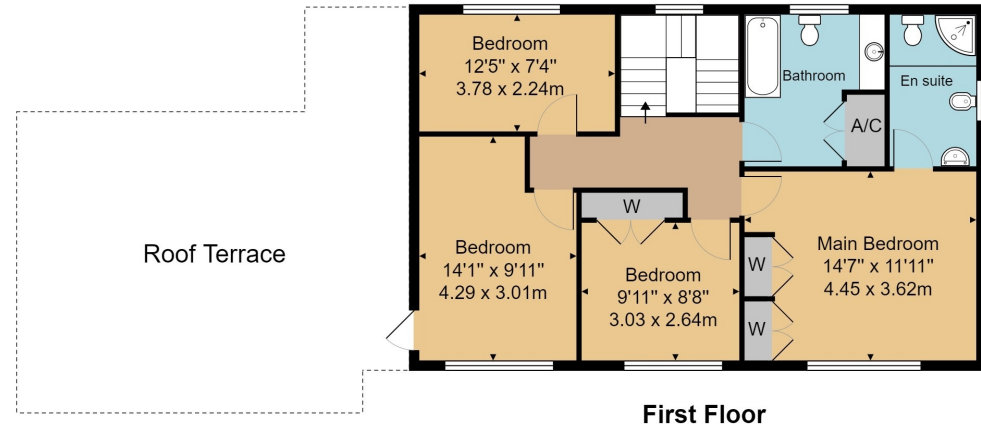
By appointment with Wood & Pilcher Crowborough 01892 665666.

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.



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

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



House Approx. Gross Internal Area 1596 sq. ft / 148.3 sq. m
Approx. Gross Internal Area (Incl. Garage) 1978 sq. ft / 183.8 sq. m

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.