



HOPE COTTAGE, RANNOCH ROAD
CROWBOROUGH - GUIDE PRICE: £915,000 - £925,000



Hope Cottage

Rannoch Road, Crowborough, TN6 1RB

**Entrance Hall - Study - Snug - Sitting Room - Dining Room
Kitchen/Breakfast Room - Utility Room - Main Bedroom
With En Suite Shower Room - Four Further Bedrooms
Family Shower Room - Family Bathroom Double Cart Barn
Garage - Off Road Parking
Beautiful Rear Garden & Patio**

This beautiful five-bedroom, three bathroom detached family home, situated in the sought-after Warren area of Crowborough, offers lovely rural views to the rear. Located in a raised position amidst private gardens, the property boasts immaculate presentation and generous space, perfect for both entertaining and accommodating a growing family. Upon entering, you are greeted by a welcoming entrance hall, with the ground floor featuring a separate dining room and sitting room, along with a spacious snug which offers flexibility for many uses. The heart of the home is the contemporary kitchen/breakfast room, which boasts high-quality units and integrated Neff appliances, along with a convenient utility room. Outside, is an area for off road parking and the added benefit of a double cart barn garage with electric roller doors. The extensive south-facing rear garden is well-maintained and features a large patio area adjacent to the property, perfect for outside entertaining. Overall, this property presents a rare opportunity to reside in a stunning home, set within a highly desirable location.

COVERED ENTRANCE PORCH:

Outside lighting, flagstone paved entrance and new obscured panelled composite door opens into:

ENTRANCE HALL:

Coir entrance matting, double cupboard housing coats hanging area with light, stairs to first floor, radiator with ornate cover and timber flooring.





DOWNSTAIRS WC:

Low level dual flush wc, vanity wash hand basin, radiator, timber flooring, part tiled walling and window to front.

STUDY:

Timber flooring, inset LED lighting, radiator and window to front.

SNUG:

Built-in units with drawer storage, fitted carpet, LED downlighters and windows to front and side.

SITTING ROOM:

Feature fireplace with basket, wood mantel and granite hearth, fitted carpet, two radiators and large bay window to rear.

DINING ROOM:

Space for dining furniture, fitted carpet, radiator and bifold doors opening to rear patio.

KITCHEN/BREAKFAST ROOM:

Range of wall and base units with composite worktops and upstands over incorporating a one and half bowl Franke sink with Quooker hot/cold water tap. Appliances include a ceramic induction hob with extractor fan over, twin eye level ovens, fridge/freezer and space for a wine fridge. Radiator, tiled flooring, serving opening to dining room, window to side and door to front.

UTILITY ROOM:

Area of wall and base units with composite worktops over and incorporating a one and half bowl stainless steel sink. Space for washing machine and tumble dryer, chrome heated towel rail and tiled flooring.

GALLERIED FIRST FLOOR LANDING:

Attractive glass balustrades, cupboard housing Worcester Bosch boiler and Megaflow unvented hot water unit, hatch with dropdown ladder to loft, LED lighting, radiator and window to side.

BEDROOM:

Wardrobe unit, radiator, fitted carpet, large window overlooking rear garden and door into:

EN SUITE SHOWER ROOM:

Enclosure with rainfall showerhead, dual flush low level wc, vanity wash hand basin with storage under, mirrored feature wall, chrome heated towel rail, LED downlighters, tiled flooring and obscured window to side.

BEDROOM:

Two wardrobe units, dressing area with drawer storage, two radiators, fitted carpet and two large windows to front with fitted shutters.

BEDROOM:

Wardrobe unit and dressing area with storage above and below, LED downlighters, radiator fitted carpet and window to front with fitted shutters.

BEDROOM:

Wardrobe unit, fitted carpet, LED downlighters and window to rear.

BEDROOM:

Wardrobe unit, radiator, fitted carpet, LED downlighters and window to rear.

SHOWER ROOM:

Walk-in double enclosure with rainfall showerhead, dual flush low level wc, vanity wash hand basin with storage under and mirrored wall, shaver point, heated towel rail, radiator, tiled flooring and obscured window to side.

BATHROOM:

Slipper style bath with side taps and separate handheld shower attachment, dual flush low level wc, vanity wash hand basin with storage under, column heated towel rail, mirrored feature wall with lighting, LED downlighting, tiled flooring with underfloor heating and window to side.

OUTSIDE FRONT:

Large tarmac drive providing off road parking and a double oak cart barn accessed via electric roller doors and comprising a mezzanine area providing useful storage, power and light.

OUTSIDE REAR:

The rear garden enjoys a south westerly aspect with an awning and a large flagstone patio adjacent to the property and a useful garden store. In addition is a large expanse of lawn with an array of attractive planting and trees all enclosed by fence boundaries.



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. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

TENURE:

Freehold

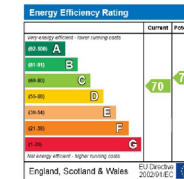
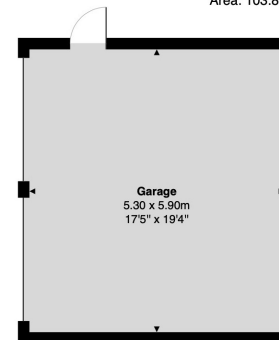
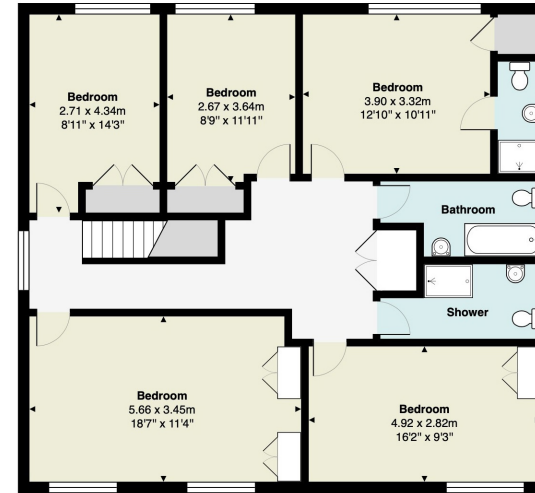
COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666





Hope Cottage, Rannoch Road, Crowborough TN6 1RB
Total Area: 260.0 m² ... 2798 ft²

Whilst every attempt has been made to measure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, 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. Any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

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