



ARGOS HILL
ROTHERFIELD - £795,000

Red Lane

Argos Hill, Rotherfield
Crowborough, East Sussex, TN6 3QH

**Entrance Hall - Sitting Room - Dining Room
Kitchen/Breakfast Room - Utility Room - Three Double
Bedrooms - Attic Room - Family Bathroom - Off Road
Parking - Extensive Rear Garden**

**Annexe Accommodation
Small Entrance Hall - Sitting Room/Kitchenette
Conservatory - Two Bedrooms - Shower Room**

Originally constructed in 1924, Red Lane offers a detached five bedroom family home set in impressive gardens of 0.56 of an acre with ample parking for several vehicles. The flexible accommodation could be arranged as either a three bedroom house with separate two bedroom accommodation either as an annexe, a buy to let or Airbnb. Alternatively, as a linked five bedroom family home with various reception rooms and large gardens.

ENTRANCE PORCH: Quarry tiled flooring and obscured glass panelled timber front door opens into:

ENTRANCE HALL: Exposed floorboards, stairs to first floor, under stairs cupboard, radiator, smoke detector and windows to front and rear.

DINING ROOM: Feature fireplace incorporating a gas flame effect fire with wood mantle, brick surround and hearth, carpet as fitted and window to front.

KITCHEN/BREAKFAST ROOM: An attractive country style kitchen featuring a range of wall and base units with wooden worktops and





tiled splashbacks over, ceramic sink with mixer tap and vegetable washer and a inset ceramic top oven. Tiled flooring, radiator, windows to front and rear and stable door opening to the side of the property.

UTILITY ROOM: A good size room featuring a range of wall and base units with worktops over, stainless steel sink with mixer tap, wall mounted Worcester Bosch gas boiler and heating control, separate spaces for a dishwasher, washing machine, fridge and freezer and quarry tiled flooring.

SITTING ROOM: A lovely dual aspect room with a feature fireplace incorporating an iron basket with wood mantle, brick surround and hearth, carpet as fitted, built-in wooden cabinet with glass shelving, radiator, windows to front and rear and internal door to annexe.

FIRST FLOOR LANDING: Oak balustrade, timber cupboard, carpet as fitted and windows to front and rear.

BEDROOM: A dual aspect room featuring built-in wardrobe cupboards with storage above, radiator and windows to front and side.

BEDROOM: Pedestal wash hand basin, carpet as fitted, radiator and window to rear.

BEDROOM: Cupboard with coats hanging area, carpet as fitted, radiator and window to front.

FAMILY BATHROOM: Comprising a panelled bath with tiled surrounds and shower attachment over, large walk-in cubicle with rainfall showerhead and additional shower attachment, dual flush low level wc, vanity wash hand basin with storage under, radiator and window to rear with fitted blind.

ATTIC ROOM: Accessed via wooden stairs from the landing with eaves storage areas, carpet as fitted and two velux roof windows.

SELF CONTAINED ANNEXE: Timber front door into:

SMALL ENTRANCE HALL: Radiator, wall mounted heating controls and window to side.

WC: Low level wc, wash hand basin, wall mounted Potterton gas boiler, gas meter, carpet as fitted and an extractor fan.

SITTING ROOM/KITCHENETTE:

Sitting Area: Stairs to first floor, two radiators, carpet as fitted, fire door connecting to main house and window to front.

Kitchenette Area: Wall and base units with work tops over, stainless steel sink with mixer tap and tiled splasbacks, space for cooker, window to rear and sliding patio doors opening to a conservatory.

CONSERVATORY: Radiator and double doors opening to garden.

FIRST FLOOR LANDING: Large cupboard with shelving, radiator, loft access and window to rear.

BEDROOM: Carpet as fitted, radiator and window to front.

BEDROOM: Cupboard housing hot water tank, carpet as fitted, radiator and window to rear.

SHOWER ROOM: Enclosed tiled cubicle with Aqualisa shower, low level wc, pedestal wash hand basin, tiled flooring, radiator, extractor fan and window to side.

ANNEXE OUTSIDE REAR: Small area of garden laid to lawn and side access via a timber gate.

OUTSIDE FRONT: The property is accessed via a five bar wooden gate through to a large pea shingled driveway with parking for numerous vehicles. The remainder of the garden is predominately laid to lawn with various established areas of planting. Access to rear via gates to either side of the property.

OUTSIDE REAR: An extensive garden comprising various expanses of lawn and a wide selection of established trees and planting including an attractive Wisteria and rhododendrons. In addition is an ornamental pond, rose covered arbour and a wooden garden shed with small pebbled patio are located to the side of the property.

SITUATION: The property is located just outside of the most sought after villages of Rotherfield & Mayfield which offers an array of facilities including general store, doctors' surgery, pharmacy, local inns, churches and a primary school. Crowborough town itself is approximately three to four miles away and offers excellent shopping facilities and supermarkets including a Waitrose and Morrisons together with a number of independent shops. The area is well served regarding schooling with a wide range of both state and independent junior and secondary schools along with the grammar schools located in Tunbridge Wells. Main line rail services are available at Jarvis Brook & Tunbridge Wells with



trains to London. Crowborough has an excellent mix of recreational facilities covering golf, rugby, cricket, tennis as well as Goldsmiths Leisure Centre with indoor swimming pool. The famous Ashdown Forest best known for its links with A. A. Milne's Winnie the Pooh is also nearby with its superb walks and riding facilities.

COUNCIL TAX BAND:

Main Accommodation: F Annexe : A

TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

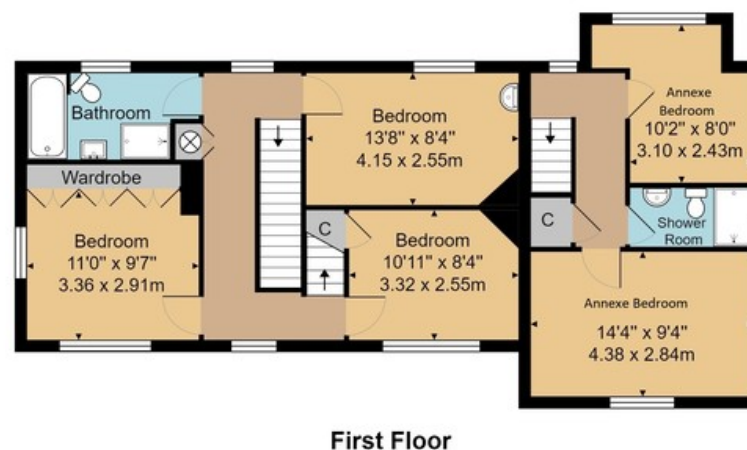
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas





Approx. Gross Internal Area 2210 ft² ... 205.3 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.

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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