



COURT MEADOW CLOSE
ROTHERFIELD - £575,000



WOOD & PILCHER
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31 Court Meadow Close

Rotherfield,
Crowborough, TN6 3LW

Entrance Hall - Downstairs Cloakroom - Sitting/Dining Room - Kitchen/Breakfast Room - Study/Snug - Three Double Bedrooms - En Suite Shower Room Family Bathroom - Off Road Parking Attractive Front & Rear Gardens

Set within the well respected village of Rotherfield is this attractive and beautifully presented detached family home completely renovated by the current vendors to include redecoration throughout, new carpeting, new radiators, new flooring and new windows and external/internal doors. A welcoming open porch greets you and opens into an entrance hall with plenty of storage and a downstairs cloakroom. The garage was converted approximately three years ago and is now a useful study/snug with the rest of the downstairs accommodation being completely open plan. The sitting/dining room benefits from French doors opening out to a patio and from the dining area an opening provides access into a breakfast area and the contemporary kitchen. To the first floor the main bedroom is served by a modern en suite shower room and the remaining bedrooms have use of a recently installed family bathroom. Externally to the front is a brick paved driveway and the rear garden enjoys a raised decked patio. This property has been internally remodelled and now offers excellent levels of modern fittings within a contemporary layout. In addition our vendors have architect plans to add a fourth bedroom to the front of the property.

PORCH:

Coats hanging area, light grey wood effect laminate flooring, recessed spotlight, window to front with fitted blind and opening into:

ENTRANCE HALL:

Light grey laminate flooring, storage cupboard and separate under stairs cupboard.

DOWNSTAIRS CLOAKROOM:

Low level wc, rectangular sink with mixer tap set into a vanity unit with shelving and grey modern splashback, light grey wood effect laminate flooring and recessed LED spot lighting.

SITTING/DINING ROOM:

Sitting Area:

Feature fireplace with grey painted wooden beam, radiator, grey wood effect laminate



flooring, French doors opening out to a decked patio and garden beyond.

Dining Area:

Grey wood effect laminate flooring, radiator, recessed LED spotlighting and French doors opening out to the decked patio and garden beyond.

KITCHEN/BREAKFAST ROOM:

Kitchen:

A contemporary white gloss range of high and low level units with Minerva granite effect roll top worksurfaces and a stainless steel sink with swan mixer tap. Fan assisted oven with 4-ring induction hob with extractor fan above, integrated dishwasher and space for a tumble dryer and tall fridge/freezer. High level unit housing Worcester Bosch boiler, grey wood effect laminate flooring, recessed LED spotlighting and window to front with fitted blind.

Breakfast Area:

Wood effect grey laminate flooring, radiator, recessed LED spotlighting, two windows to side and door to side access.

STUDY/SNUG:

Formally the garage with light grey wood effect flooring, radiator, recessed LED spotlighting, wall mounted electric consumer unit and window to front with fitted blind.

FIRST FLOOR LANDING:

Eaves storage and hatch with ladder and light to loft.

BEDROOM:

Fitted carpet, radiator, window to rear with fitted blind and door into:

EN SUITE SHOWER ROOM:

Tiled corner shower cubicle with digital power shower, rainfall showerhead and separate handheld attachment, low level wc, sink with mixer tap set into an open vanity unit with shelving, chrome heated towel rail, dark grey tiled flooring and obscured window to side.

BEDROOM:

Open wardrobe with hanging rail and shelving, fitted carpet, radiator and window to rear with fitted blind.

BEDROOM:

Range of fitted wardrobes with hanging rail and shelving, fitted carpet, radiator and window to front with fitted blind.

FAMILY BATHROOM:

Recently updated suite comprising a panelled bath with mixer tap and handheld shower attachment, wc, rectangular sink with mixer tap set into an attractive vanity unit with shelving, cupboard housing hot water tank with wooden slatted shelving, wall mounted black heated towel rail, light grey laminate flooring, part tiled walling, recessed spotlight and obscured window to side.



OUTSIDE FRONT:

Brick paved driveway with off road parking for two vehicles, EV charging point, sleeper surround raised flower bed borders, exterior lighting, water tap and wooden gate provides side access.

OUTSIDE REAR:

Small paved patio area along with good size decked patio. The remainder of the garden has been principally laid to lawn along with a selection of mature shrubs, pretty corner tree and a small 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.

TENURE: Freehold

COUNCIL TAX BAND: E

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666

AGENTS NOTE:

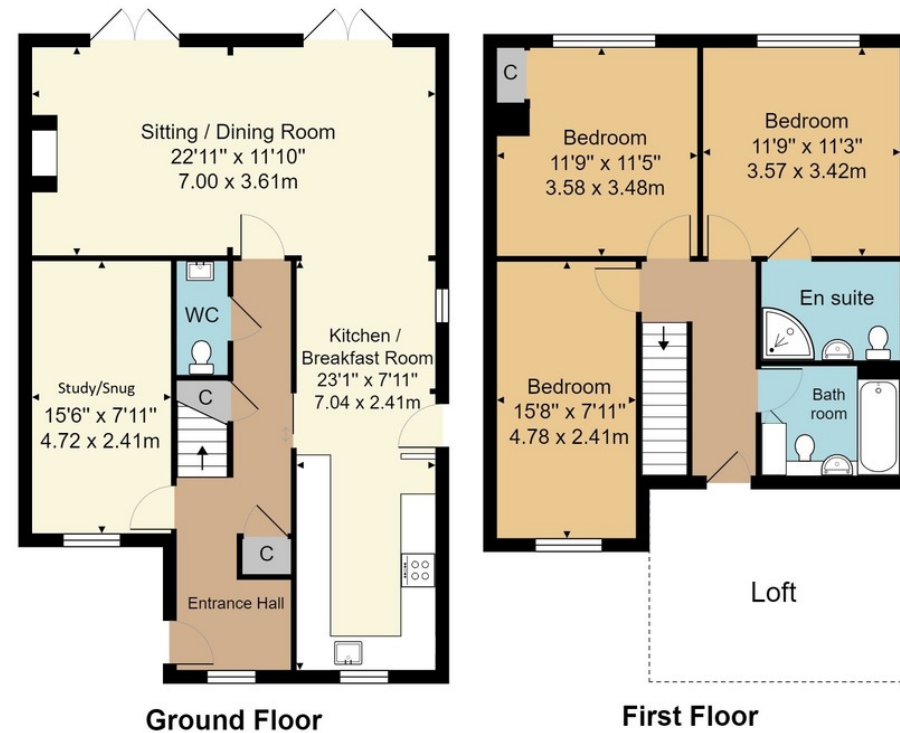
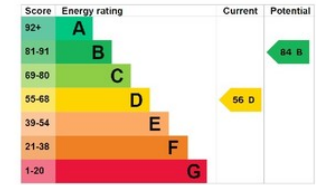
Broadband Coverage search Ofcom checker
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Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating – Gas Heating

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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Approx. Gross Internal Area 1336 ft² ... 124.1 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.