



GORSEDENE CLOSE
CROWBOROUGH - £1,300,000



6 Gorsedene Close

Crowborough, East Sussex, TN6 1FJ

**Entrance Hall - WC - Sitting Room - Dining Room
Kitchen/Breakfast/Family Room - Utility Room - Five
Bedrooms - Two En Suites - Family Bathroom - Shower
Room - Double Garage - Off Road Parking
Southerly Facing Rear Garden**

Originally constructed in 2014 by Asprey Homes and located in a private gated development within the favoured Warren Area of Crowborough is this immaculately presented detached family home. Built to an extremely high specification with great attention to detail and situated with excellent access to the town centre. The property meets all family requirements with large, bright and adaptable accommodation comprising two reception rooms and considered to be the hub of the home is a spacious open plan kitchen/breakfast/family room with direct access to the rear garden and attached utility room. To the first floor the landing provides access to the main bedroom with dressing room and en suite wet room, a further en suite bedroom, two further bedrooms and a family bathroom. Suitable for multi-generational living and located to the top floor is a study area within the galleried landing and access into a double bedroom and a shower room. Externally to the rear is a southerly facing garden and large outdoor terrace, perfect for outside entertaining along with off road parking and a double garage to the front of the property. This much loved family home has been meticulously maintained by the current owners and a glance at the attached photos and floorplan will give a good indication as to the style and layout of the property.

COVERED ENTRANCE PORCH:

Obscured glass panelled uPVC front door opens into:

ENTRANCE HALL:

Coir entrance matting, two radiators and engineered wood flooring.





DOWNSTAIRS CLOAKROOM:

Dual flush Villeroy & Boch wc unit and wall mounted basin with granite worktop, radiator, tiled flooring, LED downlighters and obscured window to front.

DINING ROOM:

Radiator, engineered wood flooring, LED downlighters and window to front.

SITTING ROOM:

Feature fireplace incorporating a wood burning stove with oak bressumer, brick surround and granite hearth, two radiators, LED downlighters, fitted carpet and window to front.

KITCHEN/BREAKFAST/FAMILY ROOM:

Kitchen:

High quality range of wall and base units with granite worktops over incorporating a one and half bowl stainless steel sink with swan mixer tap. Appliances include twin ovens, 5-ring gas hob with extractor, eye level microwave, integrated dishwasher and integrated fridge.

Breakfast bar with granite worktop over, tiled flooring, LED downlighters and window to rear.

Breakfast/Family Areas:

Space for sofa seating and dining furniture, tiled flooring, LED downlighters and bifold doors to rear patio and garden beyond.

UTILITY ROOM:

Base units with granite worktops incorporating a stainless steel sink with swan mixer tap, integrated freezer, washing machine and tumble dryer, tiled flooring, radiator, LED downlighters, extractor fan and glass panelled uPVC door to side return.

MAIN BEDROOM:

Eaves storage, radiator, fitted carpet, bay window to front and stairs rising to:

DRESSING ROOM:

Extensive range of fitted wardrobe cupboards, fitted carpet, window to side and door into:

EN SUITE WET ROOM:

Large tiled enclosure with remote controlled rainfall shower and separate shower attachment, dual flush Villeroy & Boch wc, vanity wash hand basin with storage under, two chrome floor to ceiling towel rails, tiled flooring, mirrored wall, shaver point, LED downlighters and obscured window to rear.

BEDROOM:

Floor to ceiling wardrobe, radiator, fitted carpet, window to rear and door into:

EN SUITE SHOWER ROOM:

Tiled cubicle with integrated shower and separate shower attachment, Villeroy & Boch dual flush wc and wash hand basin, chrome heated towel rail, mirrored wall, shaver point, LED downlighters, tiled flooring and obscured window to side.

BEDROOM:

Eaves storage, fitted carpet, radiator and window to front.

BEDROOM:

Fitted open wardrobe with hanging rail and shelving, fitted carpet, radiator and window to rear.

FAMILY BATHROOM:

Walk-in cubicle with remote controlled integrated shower, Villeroy & Boch bath with separate shower attachment, dual flush wc, wall mounted wash hand basin with mixer tap, mirrored walling, tiled flooring, LED downlighters and window to side.

TOP FLOOR LANDING:

Study area, loft access, large cupboard housing Megaflo system and Logic gas boiler, eaves storage cupboard, fitted carpet and roof window.

BEDROOM:

Wardrobe cupboards, fitted carpet, radiator and window to rear.

EN SUITE SHOWER ROOM:

Tiled cubicle with integrated shower, Villeroy & Boch wc and basin with granite worktops, chrome heated towel rail, tiled flooring, LED downlighters and a roof window.

OUTSIDE FRONT:

Approached via a brick block driveway providing off road parking and access to a double garage with electric up/over doors. The remainder of the garden is principally laid to lawn with a flagstone pathway to main entrance.

OUTSIDE REAR:

A southerly facing rear garden featuring an extensive patio adjacent to the property with outside lighting and various seating areas. Steps lead down to the remainder of the garden



with a further decked seating area, expanses of lawn and a timber summerhouse.

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: G

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 Heating

Annual fee of £459.00 payable to Gorsedene Management for maintenance of private road





House Approx. Gross Internal Area 2768 sq. ft / 257.1 sq. m
 Approx. Gross Internal Area (Incl. Garage) 3200 sq. ft / 297.3 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.



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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