



LATCHETS CLACKHAMS LANE  
CROWBOROUGH - £925,000



# Latchets

Clackhams Lane, Crowborough, TN6 3RN

**Entrance Porch - L-Shaped Sitting Room**

**Conservatory/Dining Room - Kitchen - Utility Room**

**Downstairs Shower Room - Four Bedrooms - En Suite**

**Bathroom - En Suite WC - Family Bathroom**

**Off Road Parking - Double Cart Barn**

**Attractive Front & Rear Gardens**

This charming period detached cottage has been meticulously renovated over recent years to the highest standard, blending modern comforts with traditional character and some beamed rooms. Situated close to Crowborough mainline station and just over a mile from Rotherfield village, this property offers both convenience and a peaceful setting. Approached via a wooden gate, the cottage is set within an area of front garden, leading directly to the main entrance. Inside, the accommodation boasts a fantastic L-shaped sitting room, rich in character with exposed beams and a wonderfully cosy atmosphere. The room features two fireplaces, one an inglenook, both with wood-burning stoves, and provides direct access to the rear garden. There is also a bright conservatory/dining room that adds to the charm of the home. The traditional-style kitchen is well-equipped with most modern appliances and leads into a spacious utility room. The ground floor also includes a recently replaced shower room. Upstairs, the main bedroom, located at the rear of the property, offers stunning views and benefits from an en-suite bathroom. A second bedroom has an en-suite WC and sink, two further bedrooms and a modern family bathroom. Externally, the front of the property is framed by well-maintained gardens, off-road parking, and an open two-car cart barn. The rear garden is level and mostly laid to lawn, with a lovely patio area and raised flower bed borders, featuring a delightful selection of established plants. Additional outdoor features include a gazebo, vegetable patch, two greenhouses, a large shed/workshop, and a summerhouse. Backing onto woodland, the garden offers a tranquil and secluded setting, perfect for enjoying the natural surroundings.





Composite door opens into:

**ENTRANCE PORCH:**

Storage cupboard and door opens into:

**L-SHAPED SITTING ROOM:**

Featuring an inglenook fireplace incorporating a wood burning stove with brick cheeks, quarry stone tiles and oak beam over, additional smaller fireplace incorporating a wood burning stove with brick and oak cheeks, oak mantle and quarry stone tiles. Areas of cupboards with shelving, fitted carpet, three radiators, beamed ceilings, windows to front and side and French doors opening out to the rear garden with fabulous woodland views.

**VAULTED CONSERVATORY/DINING ROOM:**

Ample space for dining furniture, light wood effect laminate flooring, two radiators, two Velux windows and French doors open to the rear garden.

**KITCHEN:**

Range of high and low level traditional style units with granite effect rolltop worksurfaces and tiled splashbacks over incorporating a one and half bowl sink. Appliances include a high level fan oven with grill above, 5-ring hob with extractor fan above and spaces for a dishwasher and American style fridge/freezer. Partial beamed ceiling, light wood effect laminate flooring, smoke alarm, window to side and door into utility room.

**UTILITY ROOM:**

Low level units with granite effect rolltop worksurfaces and tiled splashback with areas of floating shelving and spaces for a washing machine and tumble dryer. Low level condensing boiler, light wood effect laminate flooring, radiator and composite stable door to rear garden.

**INNER HALLWAY:**

Fitted carpet, window to front and door into:

**DOWNSTAIRS SHOWER ROOM:**

Fully tiled walk-in enclosure with rainfall showerhead, oval sink set into a vanity unit with drawer storage, low level wc, built-in cupboards with shelving, chrome heated towel rail, cupboard housing Megaflow water tank, light grey tiled flooring and walling and obscured window to the front.

**FIRST FLOOR LANDING:**

Small loft hatch, smoke alarm and fitted carpet.

**BEDROOM:**

Wardrobe, radiator, fitted carpet, windows to front and rear and access to the main bedroom.

**MAIN BEDROOM:**

Numerous built-in wardrobes, fitted carpet, radiator, smoke alarm, high level window, further window overlooking the rear garden with views and door into:

**EN SUITE BATHROOM:**

Sunken jacuzzi bath, low level wc, pedestal wash hand basin, heated towel rail, extractor fan, small loft hatch, shaver point and tiled flooring and walling.

**BEDROOM:**

Walk-in wardrobe with lighting, fitted carpet, radiator, windows to side and rear enjoying woodland views and door into:

**EN SUITE WC:**

Low level wc, corner sink with tiled splashback set into a small unit, chrome heated towel rail, fitted carpet and extractor fan.

**BEDROOM:**

Fitted carpet, radiator and two windows to side and front.

**FAMILY BATHROOM:**

Bath with black modern mixer tap and handheld shower attachment, low level wc, contemporary style sink, wood effect laminate flooring, chrome heated towel rail, extractor fan, fully tiled walling and window to rear.

**OUTSIDE FRONT:**

Paved pathway with Sussex stone high raised flower bed borders and a selection of established planting. There is off road parking for numerous vehicles and a five bar wooden gate provides access to a gravelled area with a cart barn for two vehicles. Either side of the property provides side access to rear garden via wooden gates.

**OUTSIDE REAR:**

The garden has a large paved patio with a square gazebo and a level area laid to lawn, two greenhouses, shed and a small summerhouse. Sussex stone raised flower bed borders, small half moon Sussex stone fishpond, mature trees and shrubs, a high level vegetable patch and compost area to rear.



**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. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre offering a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation areas, children's play areas and a thriving arts culture and various annual events. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh, is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside. 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

**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](http://www.gov.uk)

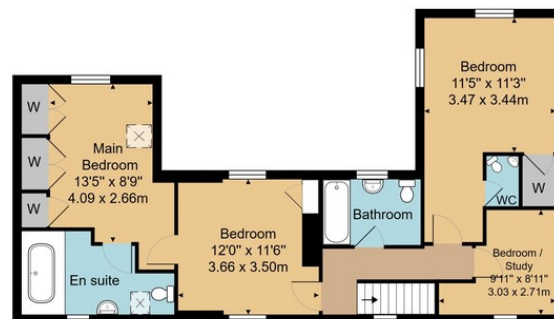
Services - Mains Water & Electricity

Heating - Oil Heating

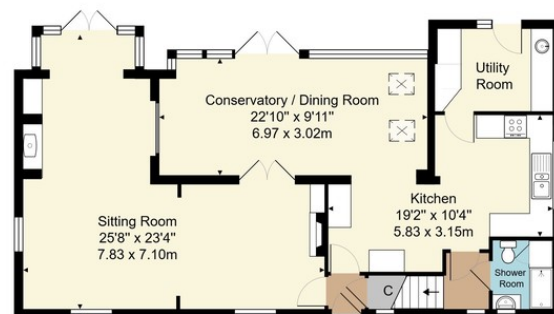
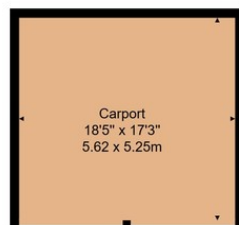
Private Drainage - Cesspool

LPG gas to kitchen hob





First Floor



Ground Floor

Approx. Gross Internal Area 1760 ft² ... 163.5 m² (excluding carport)

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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