



DEILSFOOT COTTAGES  
MARK CROSS - £510,000





# 2 Deilsfoot Cottages

Crowborough, TN6 3PH

**Entrance Hall - Sitting Room - Dining Room - Kitchen**  
**Utility Room - Three Bedrooms - Family Bathroom**  
**Outside Studio/Office - Large Rear Garden**  
**Front Garden Off Road Parking**

Located in the heart of Mark Cross village, is this attractive 1950s tile-hung semi-detached former farm worker's cottage offering spacious and well-presented accommodation, along with a separate outside office/studio. This three-bedroom home features a double-aspect sitting room, a separate dining room, and a kitchen with an adjoining utility. Upstairs, there are three good-sized bedrooms and a family bathroom. Outside, the property benefits from a generous area of off-road parking to the front and side, while the southerly-facing rear garden benefits from an outside studio/office and lovely views over open countryside. The location provides convenient access to nearby railway stations at Wadhurst, Crowborough, and Tunbridge Wells, all offering regular services to London. The area is also well-served by reputable local schools. The village itself is home to the popular Lazy Fox pub and the Sussex Country Garden Centre.

## **ENTRANCE PORCH:**

Timber front door into:

## **ENTRANCE HALL:**

Stairs to first floor, coats hanging area, under stairs recess and a radiator.

## **SITTING ROOM:**

Feature fireplace incorporating a recently installed gas fire with wood mantle surround and limestone hearth, wood laminate flooring, radiator and windows to front and rear.

## **DINING ROOM:**

Storage cupboard, radiator, wood laminate flooring and window to rear.

## **KITCHEN:**

Range of wall and base units with wooden worktops and tiled upstands incorporating a stainless steel sink with swan neck tap/vegetable washer. Appliances include a 4-ring gas hob with Neff oven under and extractor fan over,





an integrated dishwasher and space for fridge/freezer. Wooden breakfast bar with seating space below, tiled flooring, windows to rear and side and door into:

**UTILITY ROOM:**

Space for washing machine and tumble dryer, cupboard housing gas boiler, radiator, windows to front and side and glass panelled timber stable door to side.

**FIRST FLOOR LANDING:**

Loft access via dropdown ladder, cupboard housing hot water tank and a radiator.

**BEDROOM:**

Wardrobe cupboard, fitted carpet, radiator and window to rear with countryside views.

**BEDROOM:**

Large walk-in wardrobe, radiator, fitted carpet and window to rear with countryside views.

**BEDROOM:**

Fitted carpet, radiator and window to front.

**FAMILY BATHROOM:**

Panelled bath with tiled surrounds and electric shower over, dual flush low level wc, vanity wash hand basin with mixer tap and storage under, heated ladder style towel rail, laminate flooring and obscured window to front.

**OUTSIDE FRONT:**

Concrete driveway with extensive off road parking to front and side suitable for several vehicles. The remainder of the garden is laid to lawn and all enclosed by hedge boundaries.

**OUTSIDE REAR:**

Flagstone patio adjacent to the property along with a generous area of lawn with raised flower beds and garden shed. A particular feature of the garden is a good size garden studio/office which is insulated, has double glazed window with blinds, wood laminate flooring, Dimplex wall heaters, LED downlighters and attached external storage cupboard to side. In addition the garden has an array of attractive trees and shrubs, all enclosed by fence boundaries and enjoying a pleasant rural aspect.

**SITUATION:**

The property is situated in the small hamlet of Mark Cross, which has a favoured primary school, a public house and garden centre. Mark Cross is centrally situated between Wadhurst, Crowborough and Royal Tunbridge Wells all of which have excellent main line rail services to London. The village of Rotherfield is approximately 1½ miles away, where there are good local facilities including village shopping, popular primary school, village inns and churches.



The larger town of Crowborough is approximately five miles distance, having a selection of schooling, a good range of shopping facilities. The larger spa town of Royal Tunbridge Wells with its more comprehensive facilities and fast main line rail service to schooling, golf courses, National Trust Properties and glorious walking opportunities on the South Downs and Ashdown Forest - home of Winnie-the-Pooh. There is also the Cuckoo Trail for family cycling.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

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#### VIEWING:

By appointment with Wood & Pilcher Crowborough on 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, Gas, Electricity & Drainage

Heating - Gas

Rights and Easements - Shared drive upon entry leads to private drive

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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East Sussex, TN6 1AL

**Tel: 01892 665666**

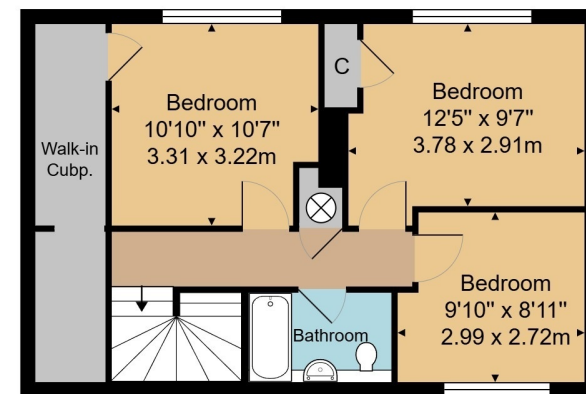
Email: [crowborough@woodandpilcher.co.uk](mailto:crowborough@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

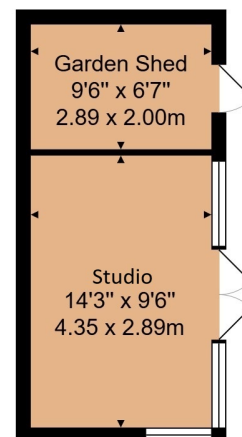
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



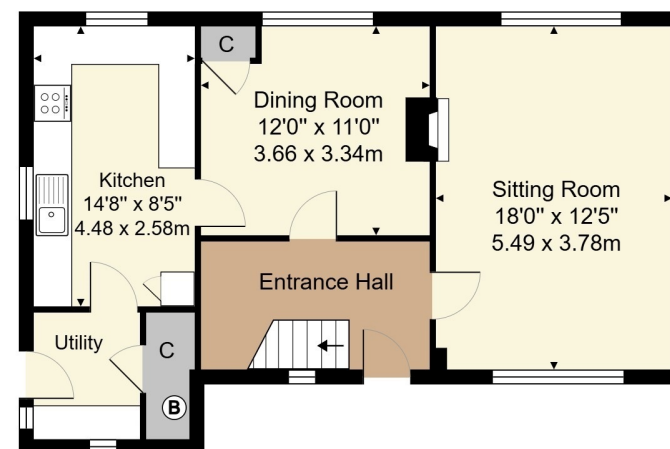
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



**First Floor**



**Outbuilding**



**Ground Floor**

House Approx. Gross Internal Area  
1176 sq. ft / 109.3 sq. m

Outbuilding Approx. Internal Area  
201 sq. ft / 18.7 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.