



COURT MEADOW CLOSE
ROTHERFIELD - £575,000



26 Court Meadow Close

Rotherfield, Crowborough, TN6 3LW

**Entrance Hall - Sitting/Dining Room - Kitchen/Breakfast Room - Utility Room - Downstairs Cloakroom - Four Bedrooms - En Suite Shower Room - Family Bathroom
Off Road Parking - Front & Rear Gardens**

A beautifully presented and recently updated detached family home, situated in a sought-after development just a short walk from the desirable village of Rotherfield. Upon entering the property, you are welcomed by a spacious entrance hall leading into a bright and airy sitting/dining room, featuring a gas wood-burning stove and direct access to the rear garden. The generous kitchen/breakfast room, formerly the garage, has been thoughtfully converted by the current owners and includes a Rangemaster cooker. The original kitchen space now serves as a large utility room, providing access to a convenient downstairs cloakroom. Upstairs, the property offers three double bedrooms and a single bedroom. The main bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Externally, the home features off-road parking to the front and a delightful rear garden with a spacious patio area ideal for outside seating and entertaining. Lovingly maintained throughout, this charming and much loved home is one not to be missed.

OPEN PORCH:

Composite door opening into:

ENTRANCE HALL:

Wall mounted enclosed shoe rack, under stairs storage cupboard, stairs to first floor, oak engineered flooring, radiator and a smoke alarm.

SITTING/DINING ROOM:

Gas wood burning stove with brick hearth and wooden mantle, areas of insert shelving, recently laid carpet, radiator, two ceiling speakers, smoke alarm, plenty of room for sofa seating and dining furniture, window to rear and French doors opening out to the rear patio and garden.

KITCHEN/BREAKFAST ROOM:

Formally the garage this room comprises a Benchmark oak range of high and low level units with some glazed cupboards with feature lighting, granite composite worktops/splashbacks and a sink with mixer tap. There is a Rangemaster cooker with 5-ring gas hob and extractor fan above, built-in dishwasher and space for an American style fridge/freezer.



High level cupboard housing electric consumer unit, heat alarm, tiled flooring, plenty of room for breakfast table and chairs and window to front with fitted blind.

UTILITY ROOM:

Previously the kitchen and now converted to a good size utility room featuring a range of low level units with granite effect rolltop worksurfaces incorporating a sink with swan mixer tap. Space for a tumble dryer, washing machine, low level fridge and freezer. Unit housing wall mounted Ideal boiler, areas of shelving, contemporary style radiator, travertine flooring, double aspect with windows to front and side both with fitted blinds and door opening to side access.

DOWNSTAIRS CLOAKROOM:

Low level wc, rectangular sink with mixer tap, part panelled walling, travertine flooring, radiator and an extractor fan.

FIRST FLOOR LANDING:

Recently laid carpet, window to side, airing cupboard housing hot water tank with wooden slatted shelving and hatch with pull down ladder to part boarded loft with cable electrics.

MAIN BEDROOM:

Extensive range of Sharps built-in wardrobes, recently laid carpet, radiator, windows to front and side both with fitted blinds and door into:

EN SUITE SHOWER ROOM:

Of a contemporary style with tiled walk-in enclosure with Aqualisa shower, low level wc, vanity unit with inset wash hand basin with mixer tap, tiled splashback and pull out drawer storage. Chrome heating towel rail, porcelain tiled flooring, extractor fan and obscured window to side.

BEDROOM:

Double fitted wardrobe, hanging rail area, recently laid carpet, radiator and window to rear.

BEDROOM:

Curtain enclosed wardrobe area, fitted carpet, radiator and window to rear with fitted blind.

BEDROOM:

High level wooden beam, fitted carpet, radiator and window to front.

FAMILY BATHROOM:

Panelled bath with mixer tap and handheld shower attachment, low level wc set into an open unit with shelving to side, vanity unit with shelving and housing rectangular wash hand basin with mixer tap. Chrome heated towel rail, tiled flooring, part panelled walling and obscured window to side with fitted blind.



OUTSIDE FRONT:

Area laid to lawn with a brick paved drive providing off road parking for two vehicles and access either side of the property to the rear garden.

OUTSIDE REAR:

Principally laid to lawn with some mature areas of planting, a wooden shed and a large paved patio adjacent to the property.

COUNCIL TAX BAND:

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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 seniors 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

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

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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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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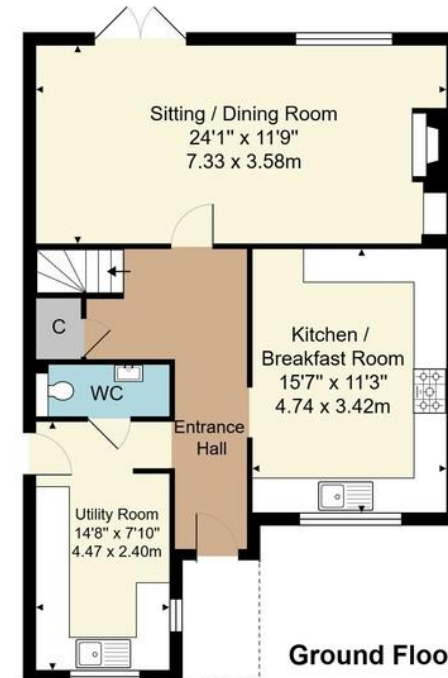
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First Floor



Approx. Gross Internal Area
1537 ft² ... 142.8 m²



Ground Floor

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.