



ROWANCROFT, BLACKNESS ROAD
CROWBOROUGH - £625,000



Rowancroft

Blackness Road,
Crowborough, TN6 2LF

Entrance Porch - Entrance Hall - Downstairs Shower Room

Sitting Room - Dining Room - Kitchen - Utility Room

Downstairs Cloakroom - Integral Garage - Four Bedrooms

En Suite Shower Room - Family Bathroom

Off Road Parking - Large Rear Garden & Patio

Coming to the market for the first time in over 37 years, this beautifully presented and thoughtfully extended individual detached family home is located in a highly sought after residential area. Upon entering the property, you are welcomed by a porch leading into a entrance hallway. Off the entrance hall is a convenient downstairs shower room. The generously extended sitting room is bright and airy, enjoying a dual-aspect outlook that floods the space with natural light. The separate dining room is situated at the front of the property and offers ample space for a full dining suite, perfect for entertaining. The well-appointed kitchen overlooks the delightful rear garden and is well-stocked with units, worktops and some of the usual kitchen appliances. A good-sized utility room leads from the kitchen and provides access to a cloakroom, the integral garage, and a rear door opening out to the garden. Upstairs, there are four generously proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, while a modern family bathroom serves the remaining bedrooms. Externally, the property boasts off-road parking for several vehicles and a stunning, mature rear garden which is sunny, well-maintained, and perfect for outdoor enjoyment. This charming home offers spacious accommodation throughout and would make a wonderful and much-loved family home.

Double glazed door opening into:

ENTRANCE PORCH: Tiled flooring and door opening into:

ENTRANCE HALL: Wood effect laminate flooring, radiator, smoke alarm and cupboard housing electric consumer unit.

DOWNSTAIRS SHOWER ROOM: Fully tiled enclosure with wall mounted shower, low level wc and rectangular sink with mixer tap set into a vanity unit with pull out drawers. Victorian style vinyl flooring, chrome heater towel rail, shaver point, extractor fan and a tall slim cupboard with wooden slatted shelving.

SITTING ROOM: Recently installed contemporary style electric fire with black hearth, plenty of open shelving, fitted carpet and two radiators. Double aspect with bay window



to the front with fitted blinds and an extra wide door to the rear leading out to the patio and garden beyond.

DINING ROOM: Two feature arches, fitted open shelving, light grey wood effect laminate flooring, radiator and bay window with fitted blinds to front.

KITCHEN: Range of shaker style wood effect high and low level units and breakfast bar with recently replaced granite transformation light grey marble effect roll top work surfaces. Appliances include an eye level fan assisted oven with grill, four ring electric hob with extractor fan above, integrated dishwasher, integrated low level fridge and space for a tall fridge/freezer. There is a Butler sink with a swan mixer tap, wood effect vinyl flooring, radiator and two windows to the rear both with fitted blinds.

UTILITY ROOM: High and low level units and space for a washing machine and tumble dryer, stainless steel sink with mixer tap and a wall mounted Alpha boiler. Hatch to fully boarded loft, wood effect vinyl flooring, window to the rear with fitted blind and door to the rear garden.

CLOAKROOM: Low level wc, corner wash hand basin with mixer tap and splashback, wood effect vinyl flooring, radiator and obscured window to the side.

INTEGRAL GARAGE: Concrete flooring, electric strip lighting, floating shelving, space for a tall American style fridge/freezer, two windows to the side and accessed via up and over garage door.

FIRST FLOOR LANDING: Fitted carpet and a smoke alarm.

BEDROOM: Double fitted wardrobe, fitted carpet, radiator, window overlooking rear garden and door into:

EN SUITE SHOWER ROOM: Fully tiled corner enclosure with rainfall showerhead, low level wc and small wash hand basin with mixer tap set into a vanity unit with shelving. Light wood effect vinyl flooring, extractor fan and window with fitted blind to rear.

BEDROOM: Fitted wardrobe, fitted carpet, radiator and window with fitted blind to rear.

BEDROOM: Two fitted wardrobes, fitted cupboard housing hot water tank with wooden slatted shelving, fitted carpet, radiator and window to front with fitted blind.

BEDROOM: Two fitted wardrobes, open shelving, fitted carpet, radiator and window to front with fitted blind.

FAMILY BATHROOM: Panelled Jacuzzi bath with wall mounted handheld shower attachment and mixer tap, low level wc and corner wash hand basin with mixer tap. Chrome heated towel rail, Victorian style vinyl flooring, fully tiled walling, extractor fan and obscured window to side.



OUTSIDE FRONT: Brick paved driveway providing off road parking and access to an integral garage via up/over door. In addition are raised flower bed borders with Sussex stone surrounds and a selection of mature shrubs and planting. A paved pathway to the side of the house leads to a wrought iron gate with access to the rear garden.

OUTSIDE REAR: A beautifully kept and mature large sunny garden, which is mainly laid to lawn, enjoying an array of mature trees to include a Sycamore, Weeping Willow, an Acer and various fruit trees. There is a good size patio with raised flower bed borders with Sussex stone surround, a greenhouse and wooden shed to rear.

SITUATION: Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area boasts excellent state and private schools for both junior and secondary levels, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events. To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside.

TENURE: Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

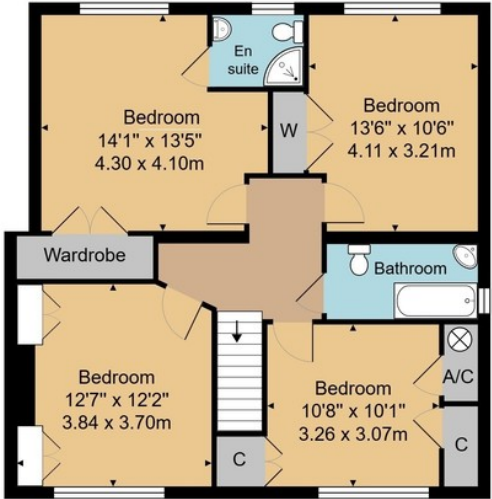
- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - www.gov.uk
- Services - Mains Water, Gas, Electricity & Drainage
- Heating - Gas

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.

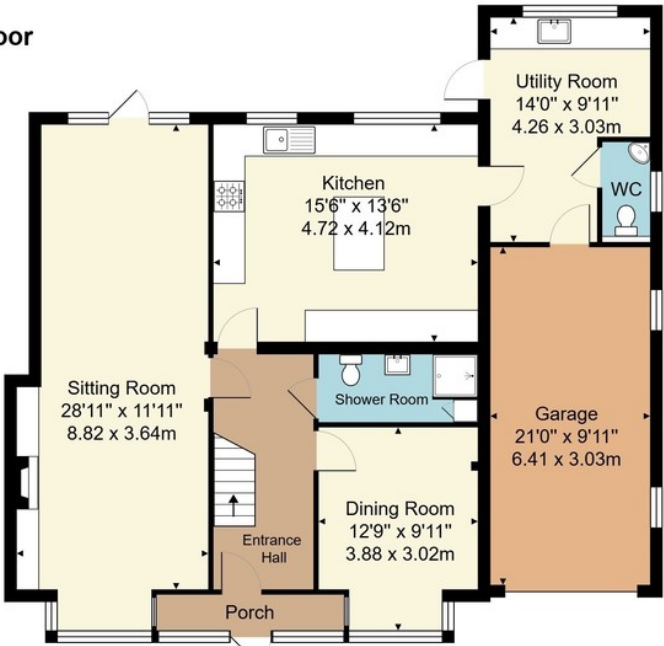


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First Floor



Ground Floor

Approx. Gross Internal Area
2066 ft² ... 191.9 m²
(Includes Garage)

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.