

REAR VIEW



THE OLD MEMORIAL HALL,
MARK CROSS, CROWBOROUGH - £700,000



The Old Memorial Hall

Mark Cross, Crowborough, TN6 3PN

Covered Entrance Porch - Entrance Hall - Kitchen/Dining Room - Utility Room - Downstairs Shower Room - Sitting Room - Three Bedrooms - En Suite Shower Room - Family Bathroom - Study/Nursery
Off Road Parking & Front & Rear Gardens

Enjoying exceptional, far-reaching views to the rear, and planning permission for a single storey side extension and granny annexe, this much loved three bedroom detached family home was built in 2018 to an impressive standard, with meticulous attention to detail throughout. Light-filled and spacious, the property features open-plan living, ideal for modern family life. At the rear of the home, the sitting room boasts bi-fold doors opening onto a decked terrace, offering panoramic countryside views. The generously sized kitchen/dining room includes a range of integrated appliances, with ample space for a large dining table. The ground floor also includes a shower room and a well-proportioned utility room, which leads via a stable door to the patio and garden beyond. A bespoke staircase leads to the first-floor landing, which provides access to the main bedroom with en suite shower room, two further double bedrooms, a versatile study or nursery, and a family bathroom. Externally, the front of the property offers secure gated parking, while the rear garden enjoys stunning rural views. It features a substantial sandstone patio and a large, well-maintained lawn, perfect for entertaining or relaxing outdoors. This exceptional home also benefits from the remainder of its new build warranty and offers superb, contemporary accommodation throughout. The current vendors installed solar panels in 2023 and they are located on the front and rear of the roof. Early viewing is highly recommended to fully appreciate all that this impressive property has to offer.

COVERED ENTRANCE PORCH: Outside wall lighting, brick tile paving and composite front door leads into:

ENTRANCE HALL: Porcelain tiled flooring and bespoke wooden stairs to first floor.

KITCHEN/DINING ROOM:

Contemporary range of high and low level gloss units with under unit lighting and granite effect worksurfaces incorporating a one and half bowl stainless steel sink with mixer tap/vegetable washer. Integrated appliances include an induction hob with extractor fan above, double oven with microwave above, a dishwasher and space for an American style fridge/freezer. In addition is a centre island with more storage beneath. Porcelain tiled flooring, box seat with storage beneath and windows to front and side, one with a fitted blind. Plenty of room for a good sized dining table, understairs storage area, porcelain tiled flooring and a large floor to ceiling window overlooking the rear patio and the garden beyond with fitted plantation shutters.



UTILITY ROOM: Range of high and low level units with granite effect roll top work surface incorporating a stainless steel sink with mixer tap/vegetable washer. Space for a washing machine and tumble dryer, cupboard housing floor standing pressurised hot water system with header tank and thermostat, vinyl flooring and composite stable door opens to a paved patio and garden beyond.

DOWNSTAIRS SHOWER ROOM: Large enclosure with rainfall showerhead and separate handheld shower attachment, low level wc, wash hand basin with mixer tap set within a vanity unit with storage beneath. Chrome heated towel rail, tiled flooring, extractor fan and obscured window to the front with fitted blind.

SITTING ROOM: Fitted carpet, wall lighting, two floor to ceiling windows with fitted blinds overlooking the patio and bifold doors open out a large decked area with fantastic views across the open countryside and nearby fields.

FIRST FLOOR LANDING: Fitted carpet, smoke alarm and floor to ceiling windows overlooking the patio and rear garden with fitted plantation blinds.

MAIN BEDROOM: Double glass fronted fitted wardrobe, two radiators, fitted carpet and dual aspect with window to front with fitted blind and window to the rear with fabulous far reaching views.

EN SUITE SHOWER ROOM: Walk in shower enclosure with rainfall showerhead and separate shower attachment, low level wc, pedestal wash hand basin set within a large vanity unit with shelving and storage beneath and mirror above. Chrome heated towel rail and wood effect light grey flooring.

BEDROOM: Fitted carpet, radiator and enjoying a dual aspect with two windows overlooking the patio and two windows with fabulous far reaching views to rear, all with fitted blinds.

BEDROOM: Hatch with ladder to part boarded loft, fitted carpet, radiator and window to front with fitted blinds.

STUDY/NURSERY: A recently installed study/nursery with a fitted carpet and a large window to front with fitted plantation blinds.

FAMILY BATHROOM: Free standing rolltop bath with chrome side taps and separate handheld shower attachment, large walk-in shower enclosure with rainfall showerhead and separate shower attachment, low level wc, vanity wash and basin with cupboards under and mirror above, smoke alarm, light wood effect flooring and obscured window to the side.

OUTSIDE FRONT: Two sets of timber gates with extensive exterior lighting provide access to two areas of driveway with off road parking for numerous vehicles. There is a large large wooden shed and side gate with access to the rear garden.

OUTSIDE REAR: Enjoying stunning far reaching farmland and rural views the garden features a large limestone paved patio with plenty of room for outside entertaining and a large areas of garden laid to lawn. To the rear of the garden is a recently installed



children's play area with wooden tree house and slide being partially enclosed by close board wooden fencing. A recently installed wooden ramp provides access to the car parking area and a wooden gate accesses a large under patio storage area.

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.

TENURE: Freehold

COUNCIL TAX BAND: G

ADDITIONAL INFORMATION & AGENTS NOTE:

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 & Solar
Restrictions - Tree preservation order on Oak Tree located in the rear garden

AGENTS NOTE:

Construction of a single storey side extension and granny annexe to lower level - Planning Ref: WD/2025/0531/F



Approx. Gross Internal Area 1602 ft² ... 148.9 m² (excluding shed)

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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