



Clackhams Lane, Crowborough, East Sussex, TN6 3RN

£799,950 Freehold

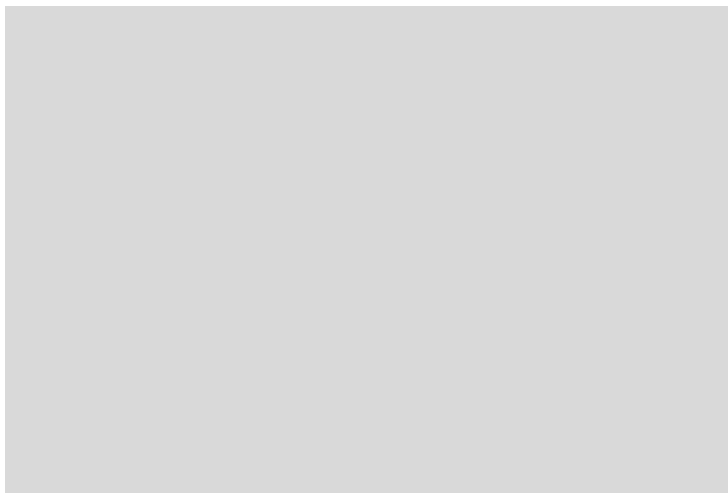
**MANSELL  
McTAGGART**  
Trusted since 1947



## *in brief...*

- Bay fronted study
- Bay fronted family room
- Stunning sitting room with wood burner and glazed double doors to gardens
- Kitchen/dining room with integrated appliances
- Master bedroom with en-suite shower room

- Guest bedroom with en-suite shower room
- Two further double bedrooms
- Attached double car port
- Front and rear gardens
- 10 Year build guarantee



## *in more detail...*

A brand new and deceptively spacious four double bedroom (three bath/shower rooms) detached home with secluded gardens located in a desirable country lane within walking distance of Crowborough railway station and open fields and countryside. This handsome, half tile hung home has been finished to a high specification throughout to include under floor heating to the ground floor, solid timber internal doors, high quality double glazed windows, oak floor coverings to several rooms and a fully equipped kitchen/dining room. The generously proportioned accommodation spans two floors and extends to 2,108 sq. ft. comprising in brief on the ground floor, a wide covered entrance, a reception hall with oak flooring, a cloakroom, a square bay fronted study and family room, an impressive sitting room with wood burner and glazed double doors opening to the patio and gardens, a stunning kitchen/dining room with integrated dishwasher, fridge/freezer, double ovens and hob and a useful utility room. From the reception hall, a staircase rises to a part galleried first-floor landing, a master bedroom with en-suite shower room, a guest bedroom with en-suite shower room, two further good-sized double bedrooms and a family bathroom. Outside, the property is approached via a sweeping tarmac driveway providing parking for a number of vehicles and leading in part to an attached pitched roof double carport, which has power and light connected

## *worth bearing in mind...*

. There is an area of front garden and a secluded rear garden, which features a paved patio immediately adjoining the rear of the property, bound in part by thick natural hedging and mature trees enjoying a westerly aspect.

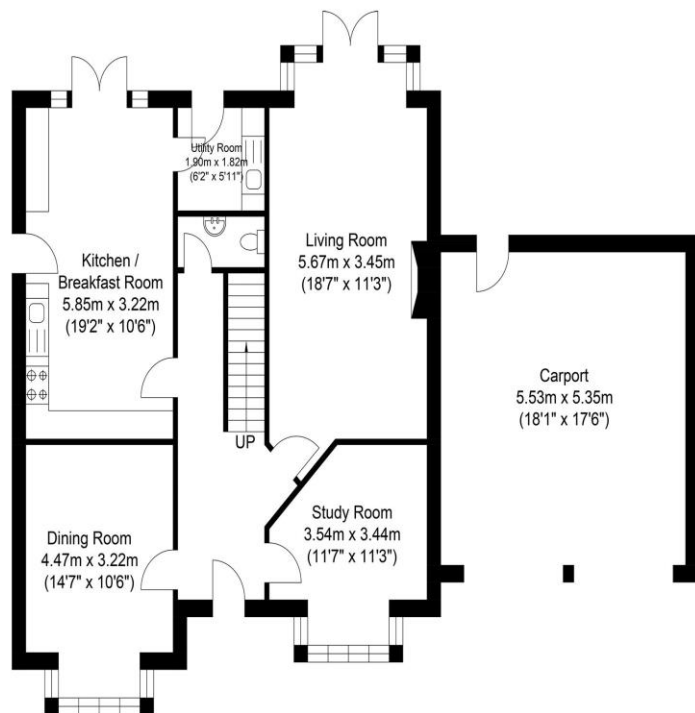


## *the location...*

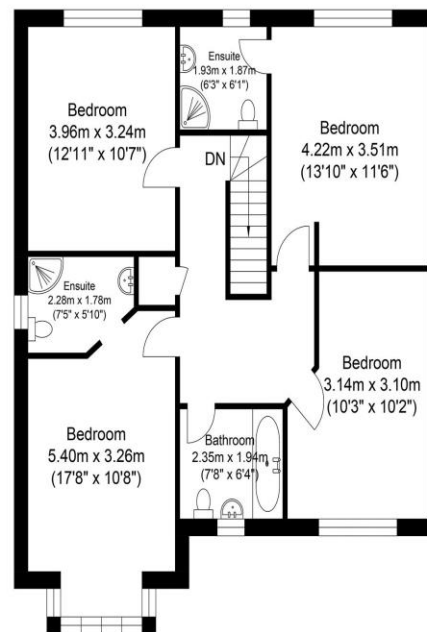
Royend is pleasantly positioned in an elevated, semi rural location off this peaceful and rarely used country lane in between Crowborough and Rotherfield (in the parish of Rotherfield. Crowborough Railway Station is within a short stroll, which provides a regular service to London. Within close proximity is a Tesco superstore and in addition a Sainsbury's Local and a small bakery. The area is well served with a range of schooling for all age groups whilst Crowborough town centre offers a comprehensive range of shopping and leisure facilities as well as a public library and a popular recently re-furbished leisure centre. A more comprehensive range of shopping can be found and nearby Royal Tunbridge Wells which is approximately seven miles to the north with its bars/restaurants, theatres and a shopping mall.

Please check google maps for exact distances and travel times (property postcode: TN6 3RN)





Ground Floor  
Approximate Floor Area  
1240.64 sq ft  
(115.26 sq m)



First Floor  
Approximate Floor Area  
867.89 sq ft  
(80.63 sq m)



Approximate Gross Internal Area = 195.89 sq m / 2108.54 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.  
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