



ST JOHNS ROAD

CROWBOROUGH - £795,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Rockstone Cottage, St Johns Road, Crowborough,
TN6 1RW

Entrance Porch - Cloakroom - Dining Room - Garden
Room - Sitting Room - Kitchen/Breakfast Room - Utility
Room - First Floor Landing - Four Bedrooms - Family
Bathroom - Driveway - Oversized Single Garage - Rear
Garden

Hidden from the road behind a large border of mature shrubs is this charming, detached family home. A spacious forecourt provides parking for several vehicles and access to the garage. An internal entrance porch has a cloakroom and space for coats. The ground floor offers versatile accommodation with its three separate reception rooms, all carpeted in cream. The large and well-proportioned sitting room is at the rear of the ground floor. The back wall of the sitting room is mainly of glass – a three-pane in-line sliding patio door opening onto the garden and offering a pleasant outlook, whilst filling the room with natural light. A log-burning stove within an attractive fireplace adds charm and warmth. A separate garden room provides a perfect spot to sit and read or look out onto the garden. It benefits from a large double-sided log-burning stove, shared with the dining room behind. Fitted bookshelves and cupboards fill the alcove next to the chimney breast. There is a window to the side along with a two-pane sliding patio door to the garden. The dining room also benefits from the double-sided log-burning stove and has a wide window to the side and space for a large table and chairs with a fitted pendant light above. Next to the dining room is the well-presented kitchen. It has an array of fitted high/low cream cabinets with concealed lighting and attractive Corian work surfaces, incorporating a one and half sink with drainer. The kitchen has a fitted oven and grill, a four-ring electric hob with extractor hood and space for a freestanding dishwasher and fridge/freezer. There is an attractive cushioned seating area. A door at the back of the kitchen gives direct access to the large garage and utility room. The utility room has fitted cabinets, additional shelving, a sink and drainer as well as space for a washing machine and tumble dryer along with access to the garden. Carpeted stairs take you to the first-floor landing which has a window, an airing cupboard, a useful narrow, shelved cupboard and loft access.





The main bedroom is a spacious double bedroom with a dual aspect feature, fitted shower, heated towel rail and fitted wardrobes. There are three further double bedrooms, all situated at the rear and enjoying pleasant views of the rear garden. The fourth bedroom is currently used as a study, but would make an ideal larger single bedroom, or small double bedroom. Completing the first floor is the family bathroom with two windows (one with shutters), a bath with rain head shower and subway-style tile surround, WC, wash basin and a heated towel rail. Outside, the established garden has been lovingly maintained over the years with an abundance of mature shrubs and herbaceous perennials along with a beautiful magnolia tree and whitebeam. There are various seating and entertaining areas along with a winding footpath that leads to the top of the garden and the greenhouse. There is a summerhouse at the top of the garden. A mature lawn separates the borders. A two-tier pond with a waterfall is stocked with goldfish and features waterlilies and other flowering pond plants. There is gated access to a large garden shed, with a workbench and shelving, and the front garden. The forecourt offers parking for several vehicles along with access to the oversized single garage with an up and over electric door.

ENTRANCE PORCH:

Original bell pull and wired bell, coat-hanging space, laminate wood-effect flooring, radiator, tall window and door to cloakroom.

CLOAKROOM:

WC, wash basin, laminate wood-effect flooring, radiator and raised window.

DINING ROOM:

Double-sided log-burning stove, space for a large table and chairs with suspended lighting, carpeted, radiator and wide windows to side.

GARDEN ROOM:

Fitted cabinetry, carpeted, two radiators, window to side and French doors to garden.

KITCHEN/BREAKFAST ROOM:

High and low cream-coloured cabinets accompanied by Corian-topped work surface incorporating a one and half sink with drainer. Fitted oven and grill, four-ring electric hob with extractor and spaces for a freestanding dishwasher and fridge/freezer. Fitted seating with storage, space for a breakfast table along with fitted understairs cupboards. Wood-effect vinyl flooring, radiator, two sets of windows to front and access to garage and utility room.

UTILITY ROOM:

Fitted floor and wall cabinets, additional work surface with sink and drainer, space and plumbing for a washing machine and tumble dryer and further space for additional fridge/freezer. Tiled flooring, electric radiator, roof light, window and access to garden.

SITTING ROOM:

Large room featuring a log-burning stove, carpeted, two radiators, full-width sliding doors and window to side.

FIRST FLOOR LANDING:

Carpeted stairs to first-floor landing where there is a window to side, a radiator, airing cupboard with immersion tank, a narrow fitted cupboard, and loft access which is boarded and has a light and ladder.

BEDROOM:

Two fitted wardrobes and a further fitted cupboard, carpeted, wide radiator and enjoying a dual aspect with extensive countryside views. Walk-in shower with extractor fan and chrome heated towel rail.

BEDROOM:

Single fitted wardrobe, space for further bedroom furniture, carpeted, radiator and enjoying a dual aspect with views of the garden and countryside.

BEDROOM:

Space for bedroom furniture, carpeted, radiator and wide windows and views of the garden.

BEDROOM/STUDY:

Large single bedroom which could fit a small double bed, fitted cupboard, carpeted and window with views to garden.

BATHROOM:

Bath with rain-head shower over and glass screen with subway style tiled surround, WC and wash hand basin. Heated towel rail, smart tiled flooring and two windows, one with shutters.

OUTSIDE FRONT:

Spacious front forecourt with parking for several vehicles, oversized single garage with roof lights and electric up/over door.

OUTSIDE REAR:

Spacious patio area with pergola and swing chair, two-tier pond, steps to further patio area, landscaped flower beds and attractive gravel area leading to a generous well-manicured lawn. Footpath leading to the rear of the garden with summerhouse and greenhouse with power supply. Mature shrubs, herbaceous perennials and trees. Fully private and enclosed with mature hedgerows, side access to driveway and large shed with power. Outside power points, external lighting and outside taps (front and back).

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 an excellent range of schooling, 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. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough
01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

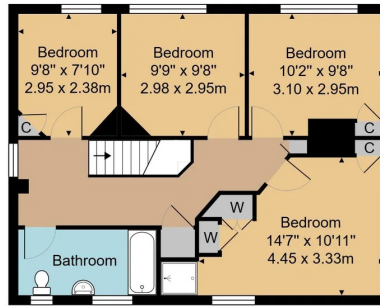
Flood Risk - Check flooding history of a property England

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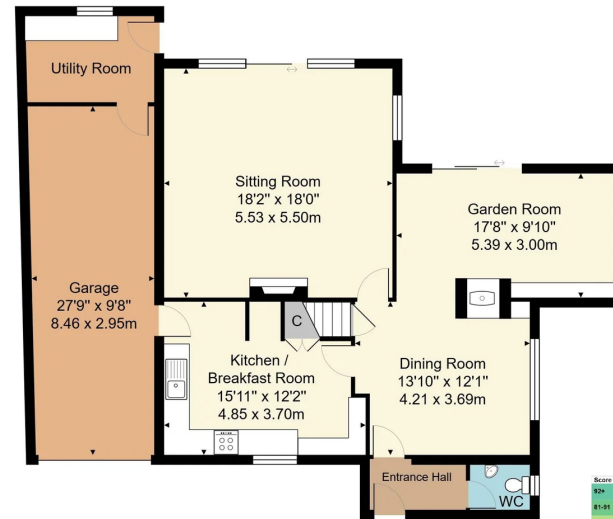
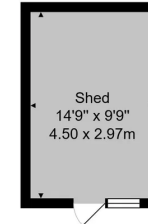
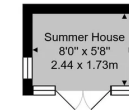
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas heating

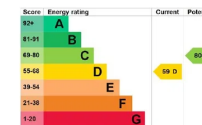




First Floor



Ground Floor



Approx. Gross Internal Area 1926 sq. ft / 179.0 sq. m
 (Includes Garage & Utility Room, Excludes Shed & Summer House)

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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