



VALLEY VIEW CLOSE

CROWBOROUGH - Offers Over £795,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

9 Valley View Close, Crowborough, TN6 1PW

Entrance Hall - Study - Cloakroom - Sitting Room
Kitchen/Breakfast Room - Utility Room - Dining Room
Four Bedrooms - Two En Suite Shower Rooms - Family
Bathroom - Front & Rear Gardens - Off Road Parking
Double Garage

Set back from the road within a spacious corner plot is this beautiful family home. A covered front door with space for muddy boots opens into a welcoming entrance hall with elevated ceilings from its galleried landing above and useful fitted coat cupboards. There are several rooms on the ground floor, offering flexible living accommodation. At the front of the house is the dining room and home study. Both are generous sized rooms with charming bay window features and thick carpets. Furthermore, they could also be utilised as a second living room, kids play room etc. A well proportioned living room faces the garden with French doors and tall windows flooding the room with light. There are thick carpets, free-standing log burning stove, media wall with storage and ample space for furniture and sofas. Next door to the living room is the kitchen/breakfast room with the continuation of luxury vinyl flooring. The kitchen has been fitted in recent years with ample fitted gloss cabinets, Italian sourced Quartz worksurfaces and integrated items to include two fan ovens (one with microwave), five ring induction hob with extractor, sink with drainer and a dishwasher. A large island is excellent for food preparation and has space for breakfast bar stools. French doors and a wide window offer views and access to the rear garden. Flowing from the kitchen is the useful utility room with further storage and worktops, space for an American Fridge Freezer and side access to the garden. On the first floor are the four bedrooms and family bathroom, all well proportioned and all accessed from the impressive galleried landing. The master bedroom has views towards Chapel Green and is a great size with space for a super king bed whilst leaving comfortable space for further furniture. Leading from the bedroom is a useful dressing area with lots of fitted wardrobes and access to the en-suite. The en-suite is well presented having been fitted in recent years. It has a large walk in shower, wc, wash basin and heated towel rail.





Bedroom two is another en-suite double bedroom with plenty of space for free-standing furniture and a well presented shower room which again has been fitted in recent years. Bedrooms three and four are also double bedrooms, both with space for wardrobes and both with views onto Chapel Green. A lovely, recently fitted family bathroom serves bedrooms three and four and includes a bath with shower over, wc, wash basin and chrome heated towel rail. Outside the gardens wrap around the side of the house from the rear. Mainly laid to lawn, it also offers a raised terrace with sandstone tiles and smart Railway sleeper surround. The garden has secure fencing and has plenty of sunlight from it's Westerly aspect. Furthermore, the garden also provides a sense of privacy. To the front of the house is a large block paved driveway along with double garage with electric door and power supply.

Covered front door into:

Entrance Hall:

Two deep fitted coat cupboards, large under stairs storage, luxury vinyl flooring and high ceilings from galleried landing.

Study:

Space for a large desk and additional furniture, thick carpets, spot lights and bay window.

Cloakroom:

WC, wash basin with fitted storage, mirrored cabinet, luxury vinyl flooring, radiator and frosted window.

Sitting Room:

Free standing log burning stove, space for large sofas, media wall with fitted storage, thick carpets, two radiators, spot lights and French doors to garden with tall windows each side.

Kitchen/Breakfast Room:

White gloss wall cabinets, high spec quartz work surfaces and a 1.5 sink with drainer. Appliances include two fitted fan ovens (one with microwave function) five ring induction hob with extractor and an integrated dishwasher. Large island with space for breakfast bar stools, luxury vinyl flooring, tall radiator, spot lights and windows with French doors to garden.

Utility Room:

Additional fitted cabinets with further work surfaces, sink and drainer and spaces for a washing machine and American style fridge freezer. Luxury vinyl flooring, tall radiator and door to garden.

Dining Room:

Space for a large table and chairs, thick carpets, spot lights, radiator and bay window.

First Floor Landing:

Impressive galleried landing with window to front and several spot lights, access to loft which is boarded with light and digital aerial and an airing cupboard with water tank.

Bedroom:

Comfortable space for a super king size bed, dressing table and further furniture. Thick carpets, radiator, television point, spotlights and wide windows to garden. Dressing area with three double and one single fitted wardrobes along with thick carpets, spotlights and a window.

En Suite Shower Room:

High specification en suite with extra wide walk in shower with rain head and separate handheld attachment, WC and wash hand basin with fitted storage and mirrored cabinet. Tall heated towel rail, dark floor tiles, light grey wall tiles, extractor fan and dual aspect frosted windows.

Bedroom:

Space for desk and further furniture, thick carpets and wide windows.

En Suite Shower Room:

Wide walk in shower, WC, wash basin with storage, mirrored cabinet and chrome heated towel rail. Smart tiled floors and walls and extractor fan.

Bedroom:

Space for wardrobes, thick carpets, radiator and a wide window with views of Chapel Green.

Bedroom:

Space for wardrobes, thick carpets, radiator and a wide window with views of Chapel Green.

Family Bathroom:

P-shaped bath with shower over, WC and wash basin with storage. Full width mirror, chrome heated towel rail, tiled flooring and walls, extractor fan and frosted window.

Outside Front:

Large block paved driveway with outside lighting, power point and outside tap. Double garage with electric roller door with attic storage.

Outside Rear:

Wide patio with expansive lawn beyond and wrapping to side of the house with a large shed. Raised terrace with sandstone tiles and railway sleeper surround, gated side access to each side, secure fence boundaries, outdoor lighting, outside tap and a selection of mature shrubs and plants.

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 and 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.

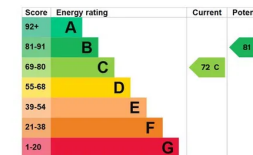
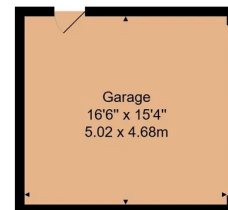
Tenure:
Freehold

Council Tax Band:
G

Viewing:
By appointment with Wood & Pilcher Crowborough
01892 666566

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





House Approx. Gross Internal Area 2006 sq. ft / 186.4 sq. m
Garage Approx. Internal Area 253 sq. ft / 23.5 sq. m

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.

Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666

Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

WOOD & PILCHER

Sales, Lettings, Land & New Homes



