

RODWELL

CROWBOROUGH - £625,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

5 Rodwell, Crowborough, TN6 2DQ

Entrance Hall - Study/Bedroom 5 - Kitchen/Breakfast Room - Utility Room - Downstairs Shower Room Sitting/Dining Room - Conservatory - First Floor Landing Main Bedroom With En Suite Shower Room - Three Further Bedrooms - Family Bathroom - Front Garden With Part Converted Garage And Off Road Parking - Rear Gardens With Garden Office

This well presented family home sits proudly on its spacious corner plot within this peaceful cul-de-sac. It has an attractive exterior blending neat brickwork with tile hung facade and sits behind a good sized, gated block-paved driveway. An attractive oak porch canopy gives shelter, with a UPVC door opening into the spacious entrance hall with useful fitted storage. On your left is the study/fifth bedroom, with wide window drawing in plenty of natural light and with plenty of space for a desk or small double bed. Continuing along the hall is the kitchen/breakfast room at the rear of the ground floor. It has space for a small breakfast table and the kitchen itself has ample fitted cabinets and attractive corian worksurfaces. Integrated items include a fan oven and grill, five ring gas hob with extractor, wine fridge along with one and a half sink with boiling water tap. A useful utility from the kitchen has a further sink with drainer, space for a washing machine and dryer along with garden access and access to the downstairs shower room with modern, high quality fittings. Back to the kitchen, and solid wood bi-folding doors open into the sitting/dining room with its triple aspect feature making it a particularly light and airy space. It has attractive solid oak flooring and plenty of room for large sofas, table and chairs and has a gas fired stove along with bi-folding doors to the garden and French doors to the conservatory.

A solid oak, carpeted staircase from the entrance hall takes you to the first floor landing with a fitted airing cupboard and access to the loft. The master bedroom is a spacious double room with ample fitted wardrobes, a useful ceiling fan along with French doors opening onto the balcony. The en-suite is very well presented and has a wide walk-in power shower with rain-head, WC, wash basin with fitted storage, LED lit mirrored cabinet, chrome heated towel rail along with extractor fan and frosted window. Bedrooms two and three are further good sized double rooms, both benefiting from fitted









Bedroom four is considered a spacious single, or smaller double room. Completing the first floor is the family bathroom with a jacuzzi bath with rain head shower over, WC, wash basin, chrome heated towel rail, LED lit mirror, extractor fan and frosted window. Outside the wrap-around gardens have been tastefully landscaped, offering a variety of areas. An Indian sandstone patio leads onto a high quality artificial lawn, with raised sleeper beds and surrounding mature shrubs and plants. There is a spacious decking area with lighting and 'Tiki' hut, perfect for outdoor entertaining, again with lighting and with a fitted heater. A few steps lead down to a further versatile garden area with two generous sized sheds. Completing the garden is the garden office with its smart Cedar wood exterior. It has ample space for desks or gym equipment and has a power supply, lighting and heating. The majority of the garden has exterior lighting along with outside taps and secure, gated side access. At the front, a spacious, gated block-paved driveway offers parking for several vehicles. The part converted garage offers useful storage space and has an electric supply along with side door.

UPVC front door with oriel windows into Entrance Hall.

ENTRANCE HALL:
Solid oak flooring, radiator, alarm control and fitted under stairs storage.

STUDY/BEDROOM 5:
Plenty of furniture space, wood effect flooring, radiator and wide window.

KITCHEN/BREAKFAST ROOM:
Ample high and low handless cabinets, corian top work surfaces and one and half sink with boiling hot water tap. Five ring gas hob with extractor, fitted fan oven and grill, slim wine fridge and space for a tall fridge/freezer. Space for breakfast bar stools, space for a small table, wood effect flooring, radiator, wide windows and solid wood bi-fold doors to sitting/dining room.

UTILITY ROOM:
Further high and low cabinets with sink and drainer and space for washing machine and tumble dryer. Chrome heater towel rail, wall mounted boiler, tiled flooring, wide window and stable door with rear garden access.

SHOWER ROOM:
Walk in electric shower, WC and wash basin with storage. Victorian style heated towel rail, fitted shelving, tiled floor, part tiled walls, extractor fan and frosted window.

SITTING/DINING ROOM:
A light and airy, triple aspect room with gas fired stove and space for large sofas and table and chairs. Solid oak flooring, radiator, door to entrance hall, bi fold doors to garden and French doors to conservatory.

CONSERVATORY:
Fitted blinds, wood effect flooring, wall panel electric heater, solid roof, views of garden and door to garden.

Solid wood and carpeted stairs to first floor landing.

FIRST FLOOR LANDING:
Airing cupboard housing pressurised cylinder. Carpeted, radiator, wide window and loft access with ladder.

BEDROOM 1:
Spacious, dual aspect double bedroom with ample fitted wardrobes. Carpeted, ceiling fan, radiator and French doors to balcony.

EN SUITE SHOWER ROOM:
Wide walk in eco control power shower with rain head and handheld attachments, WC and wash basin with fitted storage. LED lit mirrored cabinet, tall heated towel rail, wood effect flooring, extractor fan and frosted window.

BEDROOM 2:
Spacious, double room with fitted wardrobes and space for bedroom furniture. Carpeted, radiator and wide window looking onto rear garden.

BEDROOM 3:
Double bedroom with fitted wardrobe and space for bedroom furniture. Carpeted, radiator and wide window.

BEDROOM 4:
Small double or large single bedroom with wood effect flooring, radiator and wide window.

FAMILY BATHROOM:
Jacuzzi bath with rain head shower over and glass shower screen, WC and wash basin. Chrome heated towel rail, LED lit mirror and shaver point. Tiled effect flooring, part tiled walls, extractor fan and frosted window.

OUTSIDE FRONT:
Spacious gated block paved driveway with several vehicle parking spaces, further covered parking area and outside power. 2/3 sized garage electric roller door, single door to driveway, lighting and power. Useful shed.

OUTSIDE REAR:
Secluded wrap around landscaped garden with Indian sandstone patio areas and slate bed seating areas. Raised sleepers with flower beds, high quality artificial lawn area with lighting and large decking area with outside lighting. Bespoke bamboo Tiki hut with fitted seating, table, roll down wind shields and fitted heater and lighting. Slate bed steps leading to further garden area with substantial shed with power and ample storage space and smaller second shed. Gated side access to front of the house.

GARDEN OFFICE:
Smart exterior incorporating cedar wood panelling and fitted down lighting. Sliding door, wood effect flooring, ceiling panel lights, underfloor heating, tall windows and ample space for several desks or for various other uses.



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. For everyday healthcare needs, the town also benefits from a local pharmacy and doctors' surgery within walking distance of the property. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, Beacon Golf Club, 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.

COUNCIL TAX BAND:
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TENURE:
Freehold

VIEWINGS:
By appointment with Wood & Pilcher Crowborough
01892 665666

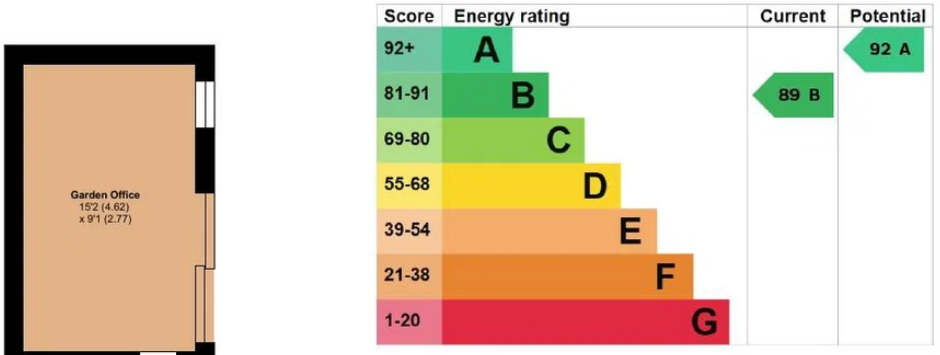
ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Central Heating
Solar Panels With Battery







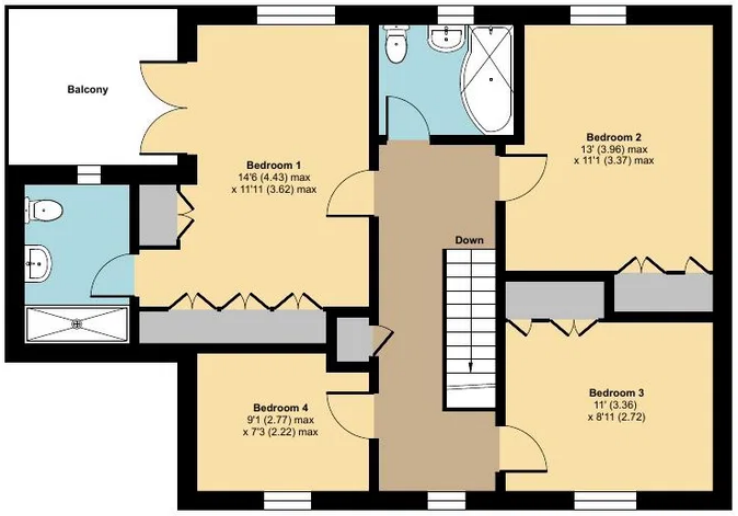
Approximate Area = 1602 sq ft / 148.8 sq m
Garage = 79 sq ft / 7.3 sq m
Outbuilding = 138 sq ft / 12.8 sq m
Total = 1819 sq ft / 168.9 sq m
For identification only - Not to scale







GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Wood & Pilcher. REF: 1502146

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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

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