



GRAYCOATS DRIVE

CROWBOROUGH - £630,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

2 Graycoats Drive, Crowborough, TN6 2JT

Enclosed Entrance Porch - Entrance Hall Cloakroom
Sitting Room - Family Room - Open Plan
Kitchen/Dining/Conservatory - Utility Room - Four
Bedrooms - En Suite Shower Room - Family Bathroom
Double Garage - Off Road Parking Private Rear Garden

An immaculately presented and well-maintained detached family home, ideally located within excellent reach of the town centre. The current owners have recently updated the property with new internal doors, carpets and flooring to several rooms, along with tasteful redecoration throughout. The accommodation begins with a welcoming entrance hall and cloakroom. The impressive double-aspect sitting room features an attractive coal-effect gas fire, while a generous family room, currently used as an office and music room. The contemporary open-plan kitchen flows seamlessly into the oval conservatory, which serves as a bright dining area overlooking the garden. Completing the ground floor is a spacious utility room with access to the double garage. Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while a modern family bathroom serves the remaining bedrooms. Externally, the property provides ample off-road parking to the front for multiple vehicles. To the rear is a beautifully landscaped, private garden, ideal for both relaxation and entertaining. Situated extremely close to the town centre, this exceptional home must be viewed to be fully appreciate.



Door opening into:

ENCLOSED ENTRANCE PORCH:

Coats hanging area, quarry tiled flooring, exposed brick walling and oak wooden front door into:

ENTRANCE HALL:

Bespoke staircase with glass balustrade, under stairs storage cupboard, oak flooring, radiator, smoke alarm and window to the front.

CLOAKROOM:

Recently installed low-level wc, small corner wash hand basin with mixer tap, mosaic tiled splashback with glass mirror above, vinyl flooring, radiator and window to the front.





FAMILY ROOM:

Currently used as an office/music room with a recently fitted carpet, radiator and window to the front with fitted blind and curtains.

SITTING ROOM:

A bright and airy dual aspect room featuring an attractive fireplace with coal effect gas fire, hearth and wooden mantle with decorative surrounds. Recently installed oak effect laminate flooring, two radiators, window to the front with fitted blind and curtains and French doors with curtains leading out to the patio and garden beyond.

OPEN PLAN KITCHEN/DINING/CONSERVATORY:

Kitchen/Dining Areas:

A contemporary white high gloss kitchen featuring a range of high and low level units with granite worktops, incorporating a one and half bowl sink with mixer tap. In additions is a built-in breakfast area with seating, storage underneath and a breakfast table. Appliances include a 5-ring gas hob with extractor fan above and integrated items include three ovens, a steam oven, tall fridge and a tall freezer. Tiled flooring with underfloor heating and a smoke alarm.

Conservatory Area:

Low level units to include an open wine rack and wine cooler. Plenty of room for formal dining furniture, tiled flooring and underfloor heating, two radiators and French doors open out to a patio.

UTILITY ROOM:

Low level open and closed units with granite worktop incorporating a stainless steel sink with mixer tap and waste disposal unit. Space for a dishwasher and tumble dryer, cupboard housing Viessman boiler, small loft hatch, tiled flooring and window to rear garden.

DOUBLE GARAGE:

Accessed via an up/over garage door comprising wall mounted gas/electric meters and wall mounted electric consumer unit. Concrete flooring, plenty of room for high-level storage and door opening the rear garden.

FIRST FLOOR LANDING:

Airing cupboard housing the hot water tank with wooden slatted shelving. Hatch with access to a boarded loft with light. Recently fitted carpet and a smoke alarm.

BEDROOM:

Two double fitted wardrobes, recently fitted carpet, radiator, window to the front with fitted blind and curtains and door into:

EN SUITE SHOWER ROOM:

Fully tiled cubicle with Aqualisa rainfall showerhead and additional wall mounted handheld shower attachment, low level wc, rectangular sink set into a contemporary high gloss vanity unit with storage and mirror above. Wall mounted chrome heated towel rail, grey tiled flooring, extractor fan and two obscured windows to the rear.

BEDROOM:

Double fitted wardrobe, recently fitted carpet, radiator and window to the front with fitted blind and curtains.

BEDROOM:

Single fitted wardrobe, recently fitted carpet, radiator and window overlooking the rear garden with fitted blind and curtains.

BEDROOM:

Recently fitted carpet, radiator and window to the front with fitted blind.

FAMILY BATHROOM:

Panelled bath with mixer tap, Aqualisa rainfall showerhead over and additional wall mounted handheld shower attachment, low level wc and rectangular sink with mixer tap set into a contemporary vanity unit with pull out drawer storage and shaver point. Wall mounted chrome heated towel rail, grey tiled flooring, part tiled walling, extractor fan and obscured window to the rear.

OUTSIDE FRONT:

Area laid to lawn, area of Sussex stone slate flowerbeds and a large concrete driveway providing off-road parking for numerous vehicles and access to the integral garage. Wooden gate to the side provides access to the rear garden.

OUTSIDE REAR:

Two large patios either side of the conservatory, an attractive tiered and private landscaped garden which is laid to lawn accompanied by some mature trees and shrubs and an outside tap. Steps with Sussex stone surround rises to the top tier of the garden

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:

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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
- www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Heating

AGENTS NOTE:

Annual Estate Service Charge - currently £200.00
We advise all interested purchasers to contact their legal
advisor and seek confirmation of these figures prior to
an exchange of contracts.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

Approx. Gross Internal Area 1864 ft² ... 173.2 m²
(Including Garage)

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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