



COOPERS LANE  
CROWBOROUGH - £525,000





Hazel Grove, Coopers Lane, Crowborough, TN6 1SG

Porch - Sitting Room - Dining Room - Kitchen - Utility Room - Downstairs Cloakroom - Three Bedrooms, Family Bathroom - Off Road Parking To Front - Low Maintenance Rear Garden.

This is a fantastic opportunity to acquire a charming late Victorian detached cottage, ideally located down a quiet private road and enjoys excellent access to Ashdown Forest, perfect for scenic walks. Upon entering, you're welcomed into a beautiful Sussex stone-built porch, leading to a spacious sitting room featuring a cosy open fireplace. The traditional-style kitchen is situated at the rear of the property, alongside a practical utility room and a convenient downstairs cloakroom. The dining room offers direct access to the rear patio and garden, where you can enjoy stunning woodland views. Upstairs, you'll find three bedrooms, including one with newly built wardrobes and French doors opening onto a rear-facing balcony. The recently renovated family bathroom serves all three bedrooms. Externally, the front of the property offers off-road parking and a useful outbuilding for storage. The rear features a lovely low-maintenance garden with a patio, perfect for outside entertaining and backs onto ancient woodland. This property is full of traditional features, including wooden doors, beams, and fireplaces, and is a must-see!

Recently installed composite door opens into:

**PORCH:** Part panelled vaulted ceiling, quarry tiled flooring, exposed white painted Sussex stone walling and traditional style door opens into:

**SITTING ROOM:** Working fireplace with stone hearth, stone cheeks and mantle and feature inserts with floating shelves either side of the fireplace, good size understairs cupboard, recently installed wood effect vinyl non slip flooring, beamed ceiling and walling, two radiators and two windows to front.

**KITCHEN:** Shaker style range of high and low level units incorporating under unit lighting, light wood effect rolltop worksurface, tiled splashbacks and a stainless steel sink with mixer tap. Appliances include a fan assisted oven with grill, 4-ring electric hob with extractor fan above and an integrated low level fridge and dishwasher.





Walk-in cupboard housing Viessman recently installed boiler, tiled flooring, two windows both with fitted blinds to rear with woodland views and door to garden.

**UTILITY ROOM:** High level unit with wood effect rolltop worksurface and space beneath for a washing machine. Further space for a tall fridge/freezer, dark grey wood effect flooring, area of floating shelving, part panelled walling and window with fitted blind to side.

**CLOAKROOM:** Low level wc, small wash hand basin with Bristan taps and tiled splashback, victorian style tile effect flooring, area of floating shelving and extractor fan.

**DINING ROOM:** Plenty of room for dining furniture, exposed wooden flooring, wall lighting, radiator with cover and French doors open out to a patio and the garden beyond with ancient woodland views.

**FIRST FLOOR LANDING:** Hatch to loft with ladder and light, smoke alarm, fitted carpet and window to side.

**BEDROOM:** Recently fitted built-in bespoke wardrobes, exposed painted grey floorboards, radiator and French door with windows to the side opens to a balcony with grey painted balustrade enjoying fabulous views.

**BEDROOM:** Area of floating shelving into recess, wood effect non slip vinyl flooring, radiator and two windows to rear.

**BEDROOM:** Fitted carpet, radiator and window to front with fitted blind.

**FAMILY BATHROOM:** P-shape bath with mixer tap and shower over, low level wc, sink with mixer tap set into a vanity unit with shelving and tiled splashback, cupboard housing hot water tank and useful wooden slatted shelving, chrome heated towel rail, grey tiled flooring and obscured window to front with fitted blind.

**OUTSIDE FRONT:** A brick paved driveway provides off road parking for numerous vehicles with flower bed borders with Sussex stone surrounds and a wooden outbuilding providing outside storage with electric lighting.





**OUTSIDE REAR:** The garden benefits from ancient woodland views and includes a sandstone patio and an area laid to artificial grass. In addition are raised flower bed borders with a selection of mature shrubs and plants, outdoor tap and lighting, all enclosed by fence boundaries.

**TENURE:** Freehold

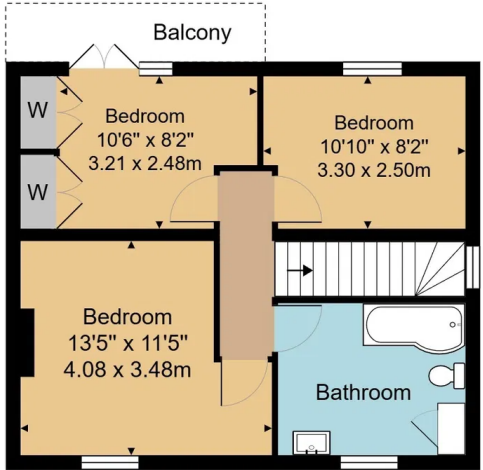
**COUNCIL TAX BAND:** D

**VIEWING:** By appointment with Wood & Pilcher  
Crowborough 01892 665666

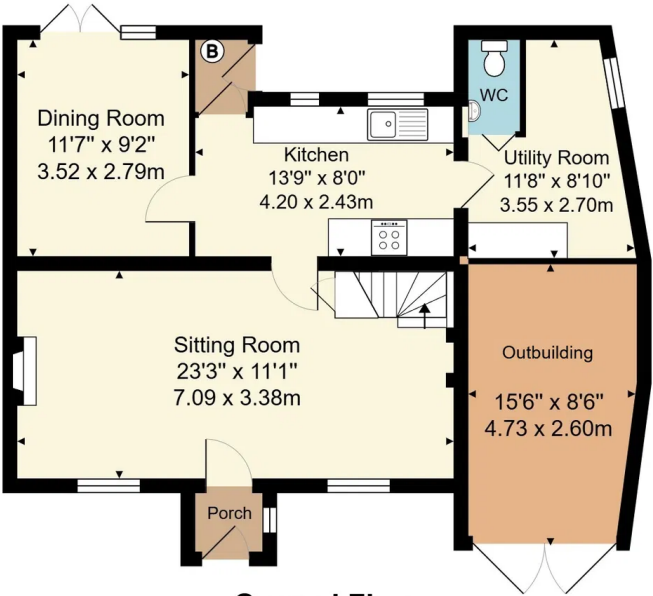
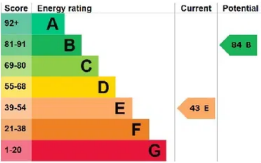
**ADDITIONAL INFORMATION:** Broadband Coverage  
search Ofcom checker Mobile Phone Coverage search  
Ofcom checker Flood Risk - Check flooding history of a  
property England - [www.gov.uk](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas  
The property is located in a private road with currently no  
charges

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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**First Floor**



**Ground Floor**

House Approx. Gross Internal Area 1098 sq. ft / 102.0 sq. m  
Approx. Gross Internal Area (Incl. Garage) 1236 sq. ft / 114.8 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.