



5 Pellings Farm Close, Crowborough

Crowborough

Guide Price £475,000



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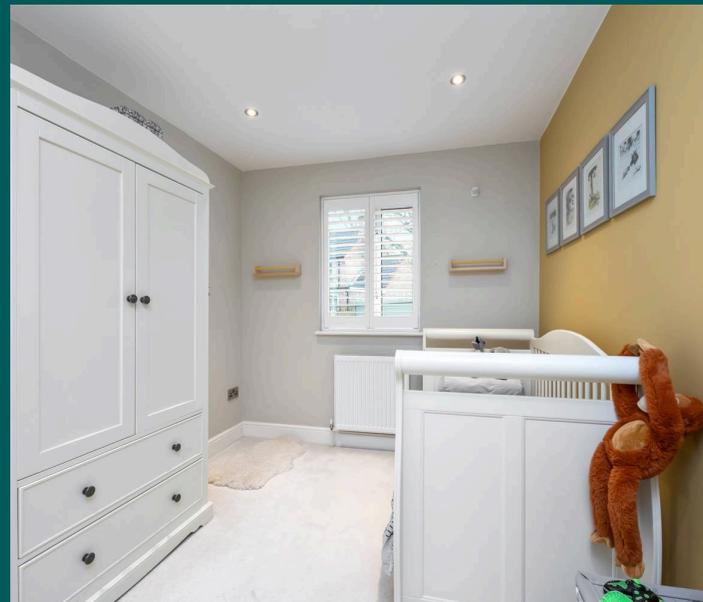
Crowborough, Crowborough

A immaculate and well presented 4 bedroom detached family home. Benefiting from open plan living and an additional reception room, utilised currently as a snug or additional living room.

- Modernised 4 Bedroom Detached Home
- A striking open-plan kitchen and dining area with oak flooring, seamlessly connecting to the conservatory.
- Ample Off Street Parking
- Low Maintenance Garden
- Study/Additional Living Room
- Wood Burner (gas) Fireplace
- EV Charge Point
- Solid Oak Flooring throughout the ground floor
- Conservatory

Council Tax band: E

Tenure: Freehold

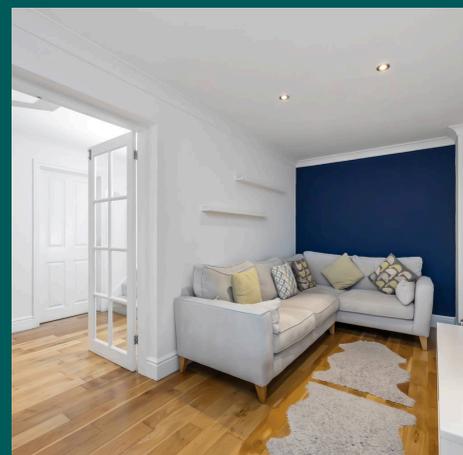
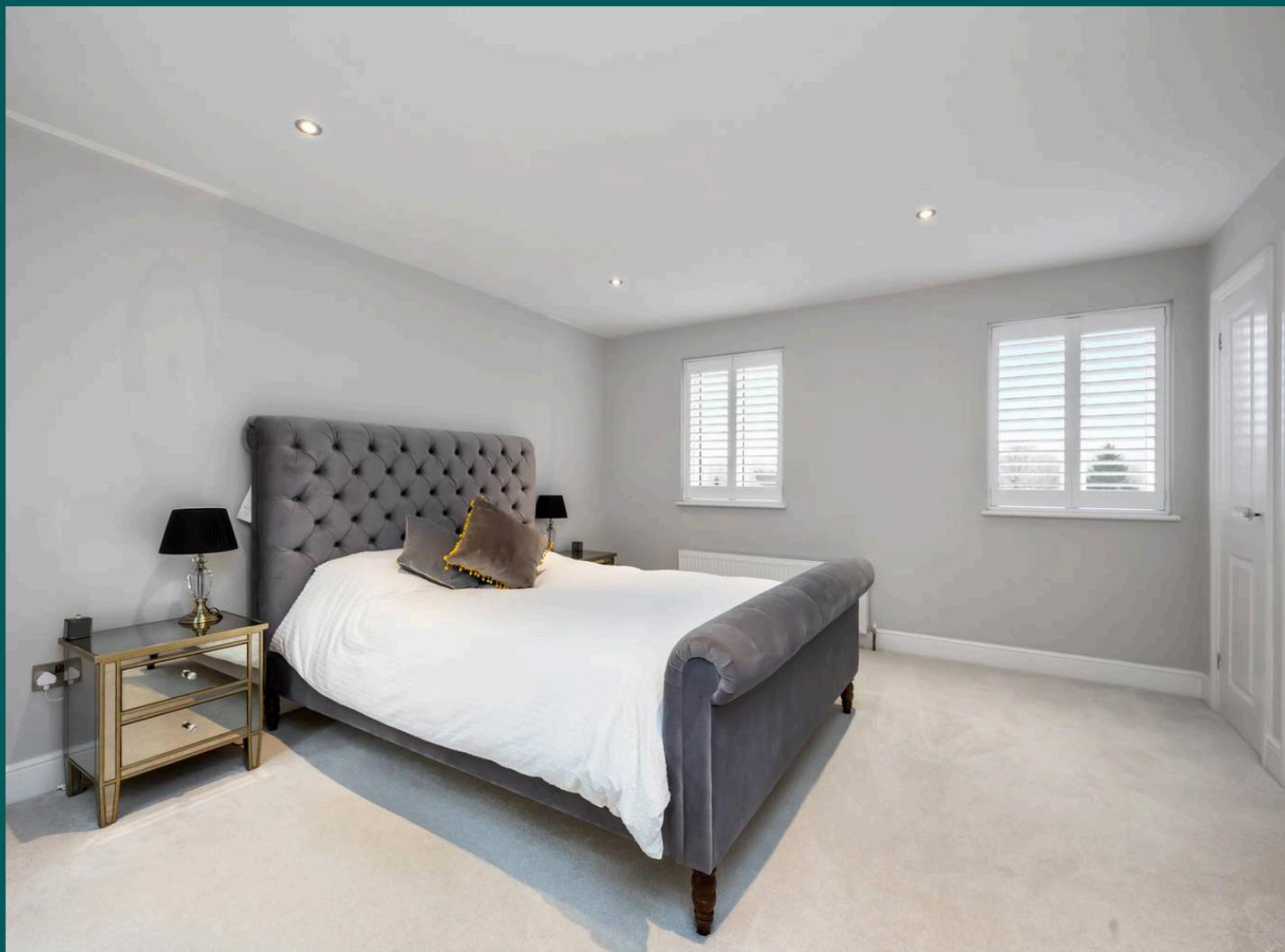


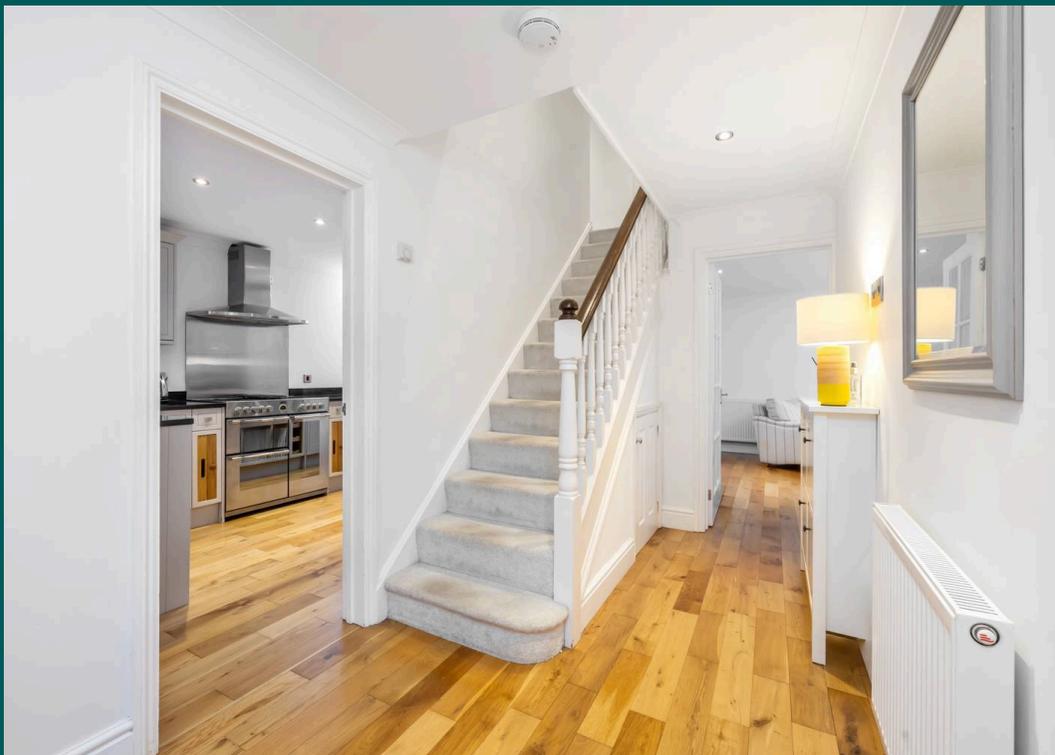
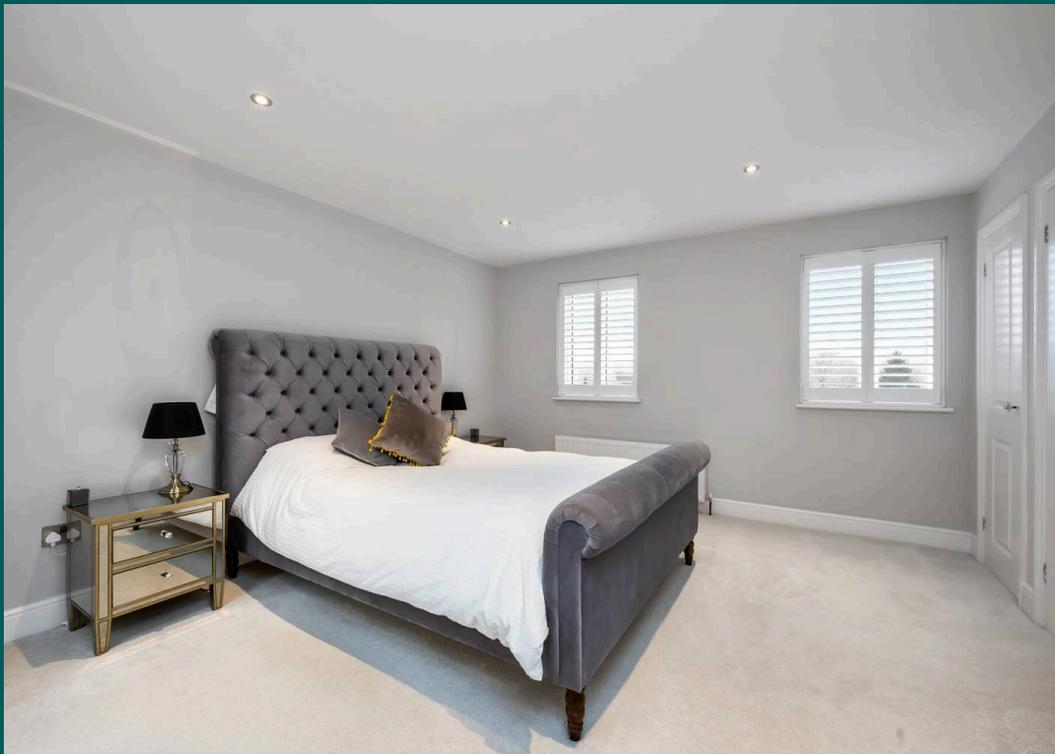
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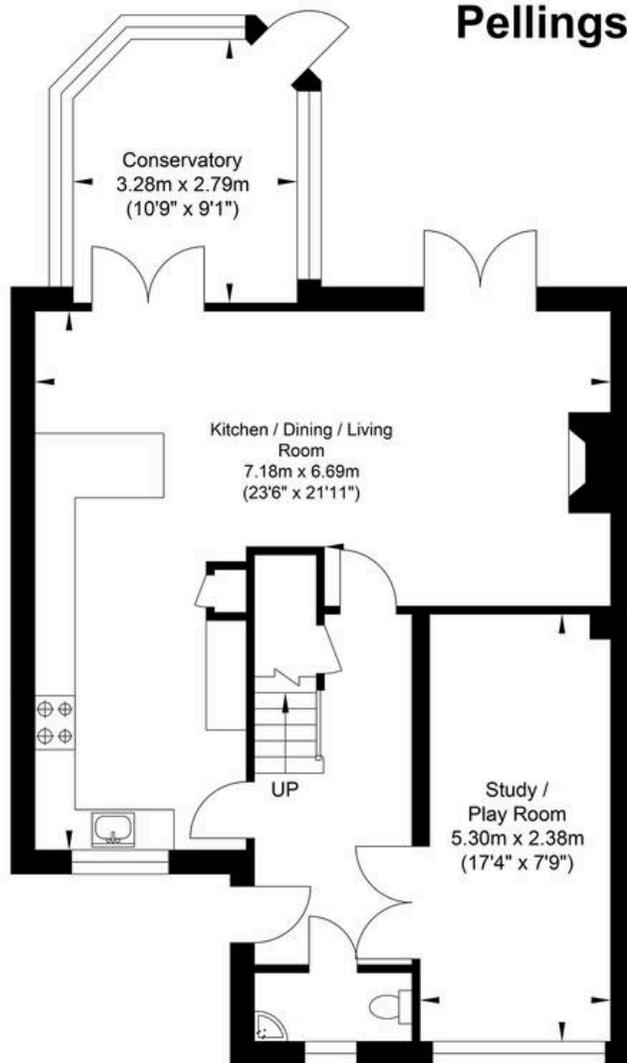
GUIDE PRICE £475,000 – £500,000 A beautifully maintained and stylishly presented four-bedroom detached family home offering spacious living. The property features an open-plan design complemented by an additional reception room currently used as a snug or extra lounge. The ground floor boasts a generous entrance hallway leading to a stunning open-plan kitchen, dining, and living area with a feature fireplace and French doors opening to the rear garden and conservatory. The ground floor also includes a convenient downstairs WC and a versatile study or second reception room, which was originally the garage. Upstairs, the first floor hosts four well-proportioned bedrooms, two with built-in wardrobes. The principal bedroom includes an en-suite, while a modern family bathroom completes the upper level. Externally, the home offers ample off-road parking and a low-maintenance rear garden, making it the perfect setting for family life.

The property is located within a popular area within easy reach of Jarvis Brook mainline station providing train to London. Within a short distance there are ample beautiful scenic walks and countryside. Crowborough offers a variety of shopping with ample supermarkets, local boutique shops and larger chains, with plenty of coffee shops and public houses. Within walking distance is a variety of both primary and secondary schools as well as Beacon Sixth Form. Located a couple of miles away is the well renowned Ashdown Forest famous for the books by A.A.Milne. The spa town of Royal Tunbridge Wells is circa six miles away where you will find an excellent mix of retailer shops and restaurants and grammar schools.

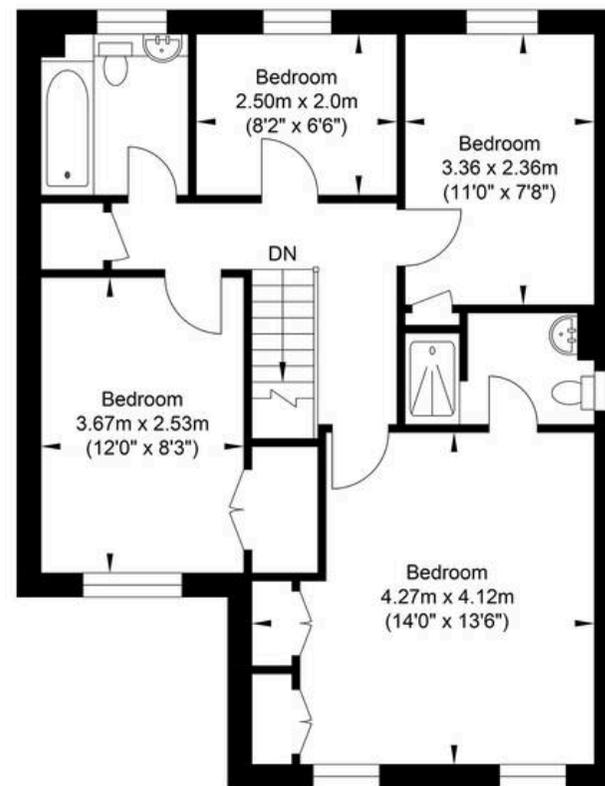




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Ground Floor
Approximate Floor Area
723.1 sq ft
(67.2 sq m)



First Floor
Approximate Floor Area
626.9 sq ft
(58.2 sq m)

Approximate Gross Internal Area = 125.4 sq m / 1350.0 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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