



## COURT COTTAGE

MARK CROSS - GUIDE PRICE £700,000 - £715,000



**WOOD &  
PILCHER**

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Court Cottage, Mark Cross, Crowborough, TN6 3NP

Entrance Hall - Sitting Room - Study - Snug  
Kitchen/Diner - Utility Room - Four Bedrooms - En Suite  
Shower Room - Family Bathroom - Off Road Parking  
Garage - Southerly Facing Rear Garden

A charming detached four-bedroom period cottage dating back to the 1850s, occupying a corner plot in the sought-after hamlet of Mark Cross. Originally the village police house, the property has been stylishly updated while retaining its character and enjoys far-reaching countryside views from the upper floors. Externally, the property benefits from a single garage, off-road parking, and a generous southerly facing rear garden. The cottage is conveniently located with mainline rail services available at Wadhurst, while the popular towns of Tunbridge Wells and Crowborough, offer a range of shopping, leisure, and schooling facilities.

**ENTRANCE HALL:**

Cloaks hanging area, meter cupboard and stairs to first floor.

**SITTING ROOM:**

Feature fireplace with wood burning stove, shelving to chimney recess, picture rails, radiator and window to front.

**STUDY/OFFICE:**

Understairs storage cupboard, picture rails, radiator and windows to front and side.

**SNUG:**

Large pantry cupboard, stone tiled flooring, window to side.

**KITCHEN/DINER:**

Range of wall and base units with granite work surfaces and inset sink. Rangemaster 5 burner cooker with hotplate and griddle and space for dishwasher. Stone tiled flooring, radiator, windows to side and rear and double doors to southerly facing terrace and garden.

**UTILITY ROOM:**

Range of units with worksurfaces over incorporating a sink along with space for a washing machine and tumble dryer, radiator and window to side.



**CLOAKROOM:**

WC, wash basin, tiled flooring radiator and an extractor fan.

**FIRST FLOOR LANDING:**

Airing cupboard housing the water tank.

**BEDROOM 1:**

Exposed floorboards, radiator and enjoying a dual aspect with a window to rear an dormer window to side with views over surrounding countryside. Door into:

**EN SUITE SHOWER ROOM:**

Enclosed shower cubicle, wc, vanity wash basin and heated chrome towel rail. Exposed floorboards, extractor fan and window to side.

**BEDROOM 2:**

Built-in cupboard, additional built-in wardrobes with storage over, built-in chest of drawers, loft access and window to front with countryside views.

**BEDROOM 3:**

Feature fireplace with iron inset and surround and window to side with countryside views.

**BEDROOM 4:**

Feature fireplace with iron hearth and surround, loft access and window to rear with countryside views.

**FAMILY BATHROOM:**

Panelled bath with shower over, wc and pedestal sink. Heated towel chrome towel rail, exposed flooring and window to side.

**OUTSIDE FRONT:**

Various flowerbeds and path leading to front door.

**OUTSIDE REAR:**

The generous south-facing garden is mainly laid to lawn, complemented by flower and shrub borders and a variety of trees. A paved terrace is located to the side, and adjacent to the property are two Titan pergolas with tilting louvred roofs, one of which houses a hot tub, available under separate negotiation. In addition, there is a parking area and access to a single garage with an attached workshop.



## SITUATION:

The property is situated in the small hamlet of Mark Cross, which has a favoured primary school, a public house and garden centre. Mark Cross is centrally situated between Wadhurst, Crowborough and Royal Tunbridge Wells all of which have excellent main line rail services to London. The village of Rotherfield is approximately 1½ miles away, where there are good local facilities including village shopping, popular primary school, village inns and churches.

## TENURE:

Freehold

## COUNCIL TAX BAND:

F

## 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

## AGENTS NOTE:

Planning permission was granted in 2002 and shall remain in perpetuity for a two storey extension which included the addition of a front porch and also replacement garage with workshop and playroom above. Planning ref: WD2002/0145/JF. One area of the garden is subject to an overage clause which will only be triggered by residential development.

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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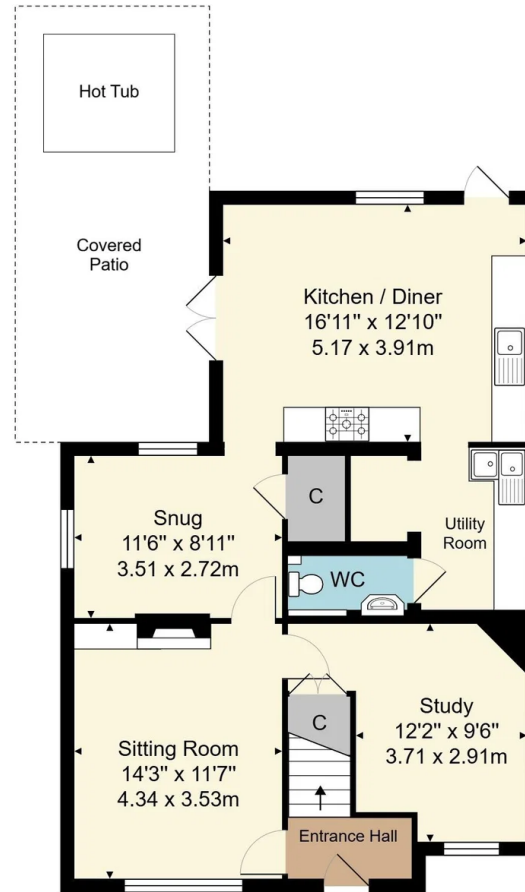
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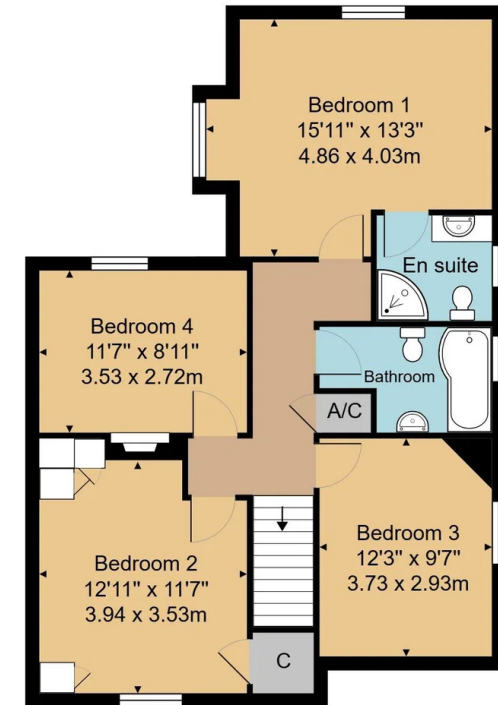
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1663 ft<sup>2</sup> ... 154.5 m<sup>2</sup>

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.