



Pinehurst Hosmers Field
Crowborough, TN6 3JD
Asking Price £700,000



Banfield Estate Agents are delighted to present to the market with NO ONWARD CHAIN this three bedroom detached chalet bungalow situated in a quiet cul de sac in the sought after village of Rotherfield. This family home comprises of a generous hallway, living room, dining room, separate kitchen, conservatory, family bathroom and two bedrooms to the ground floor. There is a further bedroom on the first floor. There is also the added benefit of the garage and work shop. To the front there is a private front garden and driveway leading up to the garage. To the rear is a wonderful garden, with a field of approximately 0.4 of an acre beyond. The garden also boasts a number of useful sheds. If you are looking for a property which you can truly put your stamp on then early viewing is highly recommended to avoid missing out on this unique opportunity!

Entrance

Entering via a UPVC front door, leading into:-

Hallway

This spacious and welcoming hallway is the centre of the property, stairs rising to first floor, storage cupboard with slatted shelving and second additional cupboard providing further useful storage space. Radiator. Doors to:-

Living Room

This is a light and airy room owing to the double aspect, one UPVC double glazed window to the front and another to the side with radiator beneath. A fireplace with stone surround and tiled hearth creates a focal point for the room. Ample space for living furniture.

Bedroom One

This double bedroom has built in wardrobes, providing plenty of shelving and hanging storage. Large UPVC double glazed window to the front and one to the side creates a dual aspect and allows the room to be flooded with natural light. Ample room for further furniture, if required.

Bedroom Two

Another good size double bedroom with UPVC double glazed window to the side with radiator beneath. Ample room for bedroom furniture.

Dining Room

A nice size dining space which would easily accommodate a family dining table as well as further furniture, if desired. Radiator. UPVC double glazed sliding doors leading to:-

Conservatory

This brick base conservatory is fully double glazed and lends itself beautifully to either a second living space or to relax and enjoy the beautiful outlook over the garden, equally, it would work perfectly as an additional space to entertain making the most of bringing the outside in with the UPVC double glazed French doors opening straight out onto the patio.

Family Bathroom

This partially tiled bathroom comprises of an enclosed corner shower cubicle with wall mounted Mira shower, push flush toilet, pedestal sink set on top of vanity storage unit with further storage cupboards above surrounding wall mounted mirror. Two opaque UPVC double glazed windows to the rear allow for maximum natural light. Heated towel rail and shaver socket.

Kitchen

This good size kitchen is lined with a range of wooden wall and base, tiled splashback and laminate worktop offering ample storage and preparation space - the key requirements for any kitchen. In addition it also benefits from having space in the centre for a table. Integrated 'Diplomat' hob with extractor fan above and 'Diplomat' oven. Space and plumbing for a dishwasher and washing machine and space for a freestanding fridge/freezer. A one and a half bowl stainless steel sink and drainer sits beneath a large UPVC double glazed window which enjoys views over the pretty garden. Radiator. Consumer unit. Door out to the rear garden and integral door through to garage.

First Floor

Landing

UPVC double glazed window to rear. Cupboard door to eaves storage. Door to:-

Bedroom Three

A spacious double bedroom with two UPVC double glazed windows to the rear overlooking the garden, with radiator below. Fitted cupboards providing plenty of hanging and shelving storage. Ample room for additional bedroom furniture, if desired. Additional useful eaves storage.

Rear Garden

Stepping out from the back of the property there is a large patio which is the perfect space for alfresco dining or entertaining, the patio runs across the width of the property and wraps round to one side, where the oil tank is conveniently located out of sight and the path continues round to the side access. From the patio, a number of steps take you up onto the generous expanse of manicured lawn. Both sides lined with mature hedging giving the garden privacy and there are beautiful established flower beds. To the left hand side, there is a great size shed boasting power and light meaning the space could lend itself to a number of uses. A second shed behind provides yet more useful outdoor storage. A hedge at the far end of lawn separates the main part of the garden and the almost 'secret garden' beyond. Go round the hedge and you will find yourself in a second area of garden, with multiple cherry and apple trees, more lawn and metal storage shed. It is in this part of the garden you will find the gate located to take you into the field beyond, believed to be approximately 0.4 of an acre, this piece of land currently is a fantastic asset to the property.

Garage & Workshop

A large garage with electric roller door and the benefit of light and power. Floor mounted oil fired boiler. Electric meter. Personal door to the front of the property. Doorway through to the workshop, lined with a wall and base units and worktop this is the perfect space for pottering, alternatively just another useful storage space and also benefits from power and light and door out to the garden.

Front Garden & Parking

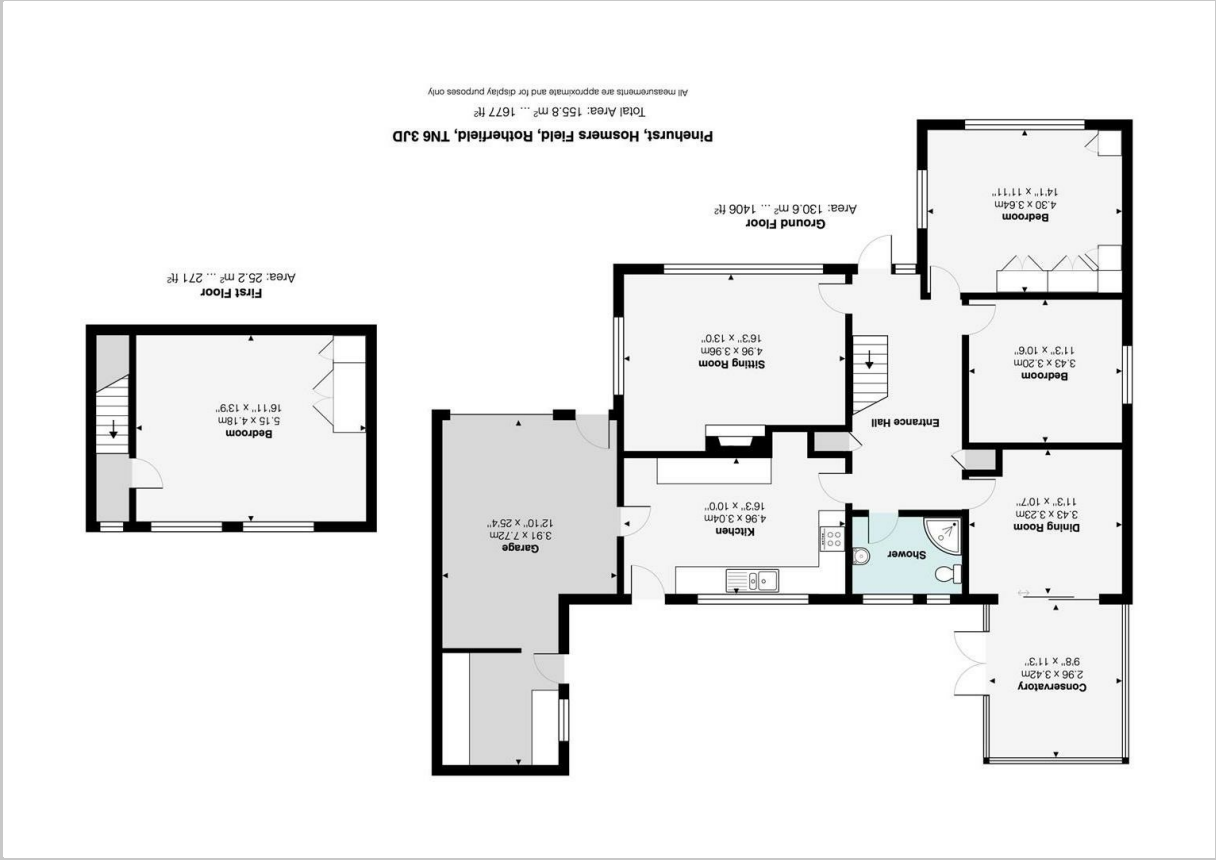
The property benefits from a great size driveway in front of the garage which will comfortably accommodate three cars. A path and several steps lead you from the road up to the front door. To the left of the path there is a neat lawn, flower beds with established planting and hedging to the front give privacy to the property from the road.

Additional Information

Wealden District Council. Council Tax Band E.



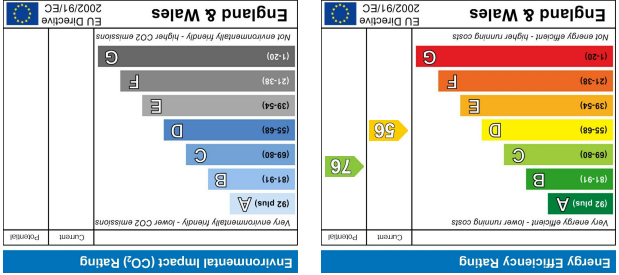
Floor Plan



Viewing

Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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