



9 Rayner Close
Crowborough, TN6 2TQ
Price Range £675,000



PRICE RANGE: £675,000 - £700,000

Charming Family Home in a Sought-After Cul-de-Sac Location

Nestled in the heart of a quiet and rarely available cul-de-sac, this well chain free property, originally built by Bryant Homes in 2000, combines modern design with thoughtful functionality. Well-maintained and beautifully presented, this light-filled home is ready to welcome its next owners.

Interior Features:

Welcoming Vestibule: Step into a spacious and inviting vestibule, setting the tone for the elegance within.

Bay-Fronted Lounge: Positioned at the front of the property, this cozy lounge boasts a feature fireplace and ample natural light.

Downstairs W/C: Conveniently located for guests and family alike.

Open-Plan Kitchen/Diner: A true heart of the home, the dining room has been opened up to create a contemporary kitchen/diner. This sociable space features:

- Quartz worktops
- High-quality fittings
- Integrated appliances
- A well-designed utility area with white goods and a wine chiller

Capacious Conservatory: Bi-fold doors lead to a versatile conservatory, currently used as a party and entertainment room. Electric roof windows, Air Conditioning system with heating and dehumidifying. This space offers delightful garden views and direct access to the garage.

Upstairs Accommodation:

Master Bedroom with En-Suite: A generously sized retreat with modern conveniences.

Flexible Fourth Bedroom: Positioned at the front, perfect as a home office.

Bedrooms Two and Three: Both offer tranquil views of nearby fields.

Ample Storage: Thoughtfully integrated throughout the property.

Outdoor Highlights:

South-Facing Garden: Previously extended by 12 ft the area has been lovingly landscaped with designated zones for every occasion:

- Patio for al fresco dining
- Lush lawn area
- Pathway leading to a serene pond with a seating area
- Vegetable patch
- Tucked-away garden shed

Front Garden and Driveway: A manicured lawn complements the spacious driveway.

Community and Amenities:

Residents of Rayner Close have adopted the road, forming the Willow Grange Management Company Limited. A nominal annual fee of £150 ensures impeccably maintained roads and surroundings.

Location – Crowborough:

Crowborough is a charming East Sussex town, ideally situated on the edge of Ashdown Forest, offering 6,500 acres of stunning heathland for outdoor pursuits. The town features a mainline station with regular services to London Bridge, taking approximately one hour. Additional highlights include:

- A variety of shops and supermarkets
- A leisure centre with swimming and squash facilities
- Close proximity to Royal Tunbridge Wells (7 miles), Brighton and Eastbourne (25 miles), and Gatwick Airport (22 miles)
- Excellent state and independent schools
- Numerous golf courses nearby

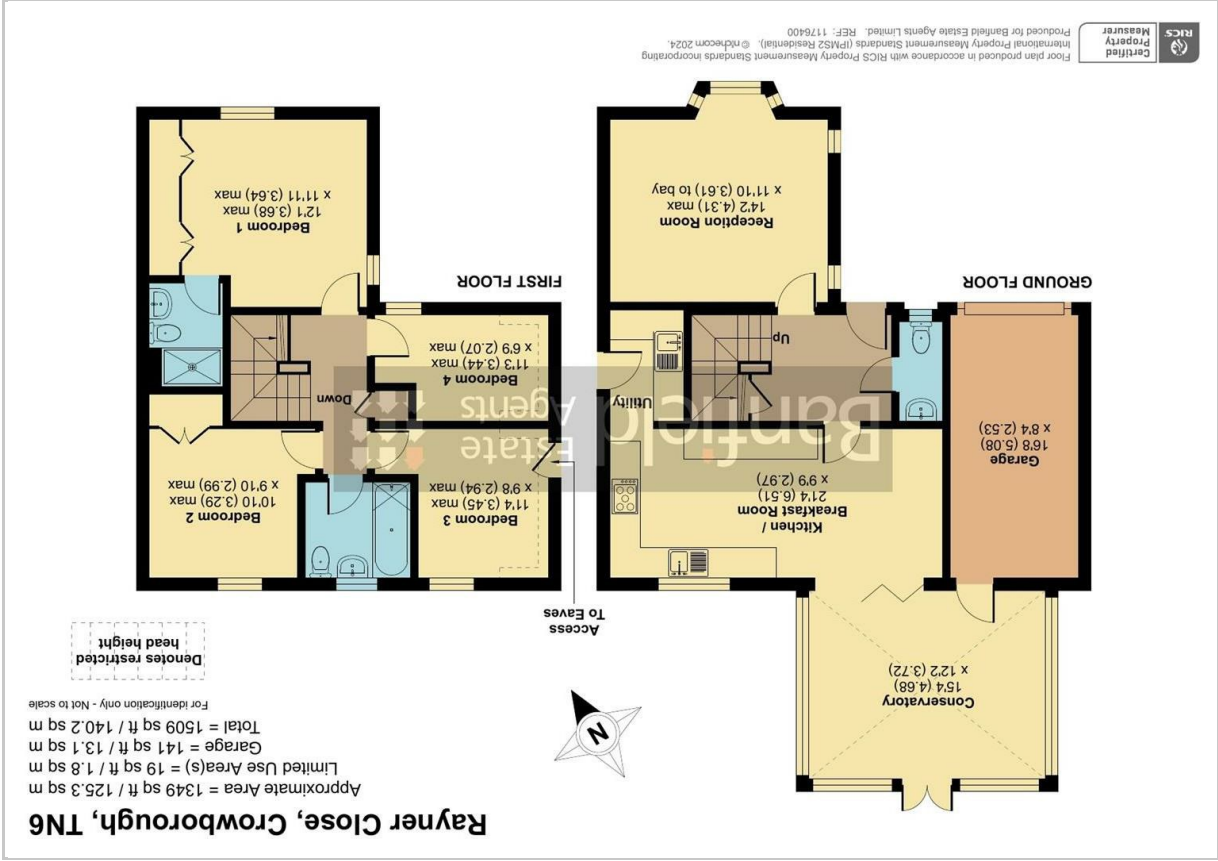
This property seamlessly blends lifestyle and convenience, making it a perfect choice for families and professionals alike. Don't miss the opportunity to call this exceptional house your home!

Additional Information:

Wealden District Council
EPC rating C

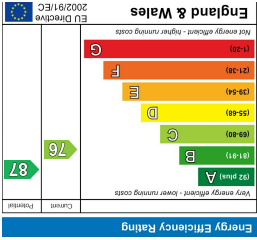


Floor Plan

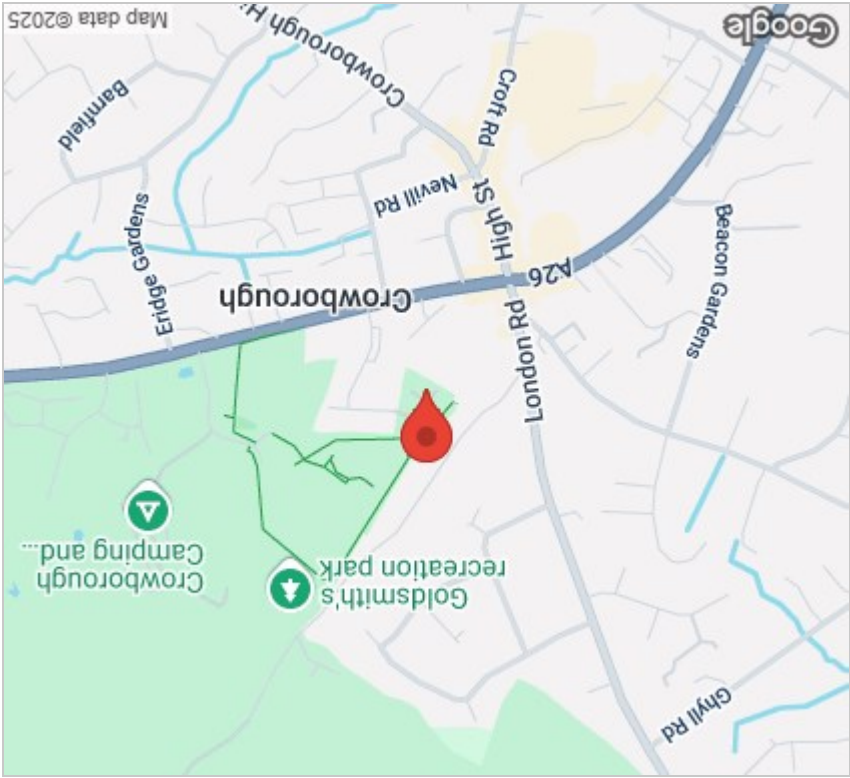


Viewing

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Energy Efficiency Graph



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