



Cobbetts Spout Hill  
Crowborough, TN6 3QX  
Price Guide £695,000





VIDEO AVAILABLE

## A Timeless Family Home – Discover the Charm of Cobbetts

Cherished by the same family for nearly half a century, Cobbetts is a home filled with warmth, character, and endless possibilities. Now, it awaits its next chapter - inviting new owners to embrace its spacious, flexible accommodation and create their own cherished memories.

**A Grand First Impression:** As you arrive, the sweeping gravel driveway sets the tone for the space and privacy that Cobbetts offers. Step through the welcoming vestibule, where a convenient downstairs W/C ensures practicality for everyday life. The large kitchen/dining area, with ample worktops, is a dream for culinary enthusiasts, perfect for preparing family meals or hosting gatherings.

**Versatile Living Spaces:** The spacious lounge is bathed in natural light, offering wonderful views over the generously sized garden. Two additional reception rooms provide remarkable flexibility—ideal as a playroom, home office, or even a downstairs bedroom, adapting effortlessly to your lifestyle needs.

**Upstairs Serenity:** Ascending the staircase, you'll be met with far-reaching views to the rear, a peaceful outlook to start and end each day. Each bedroom is generously sized, ensuring that every member of the family enjoys their own private retreat with ample storage. The master suite, complete with a well-appointed en-suite, provides a haven of relaxation. Large windows perfectly frame the stunning landscape, while the garden below offers endless opportunities, whether it's al fresco dining, a children's play area, a vegetable patch, or even a dedicated home office space.

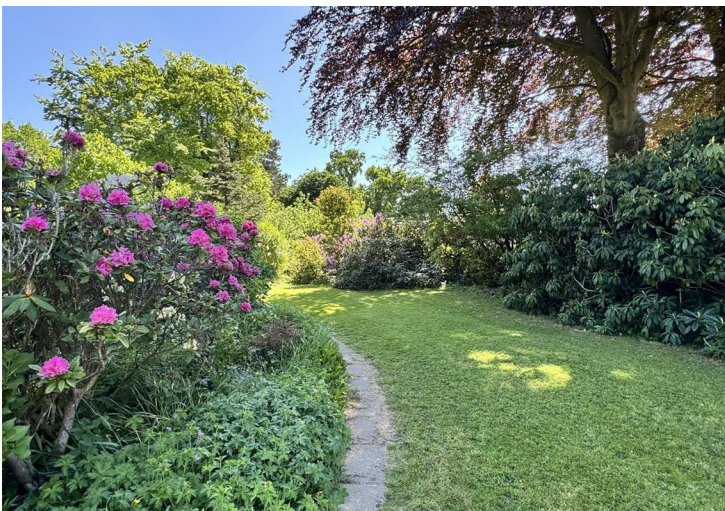
**Expansive Outdoor Space:** Cobbetts is surrounded by gardens on all sides, providing a picturesque backdrop that enhances its charm. The property features a detached double garage, as well as an attached workshop with a separate entrance - ideal for hobbyists or additional storage need.

**Prime Location:** Set back and well-screened from Spout Hill, a quiet lane in the hamlet of Town Row, Cobbetts enjoys a perfect balance of tranquility and convenience. A local store and newsagent are nearby, while the charming village of Rotherfield offers further amenities, including shops, a post office, a chemist, pubs, a primary school, and the beautiful Dewlands Manor Golf Course. The larger towns of Crowborough and Tunbridge Wells are just three and six miles away, respectively, offering excellent shopping, leisure facilities, schooling, cinemas, theatres, and an array of dining options.

**Your Forever Home Awaits:** With its flexible living spaces, breathtaking views, and idyllic location, Cobbetts is more than just a house—it's a home where a lifetime of memories can be made. Arrange a viewing today and experience its magic for yourself.







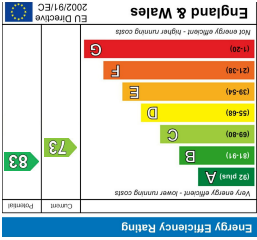


Floor Plan



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

01892 653333

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