



Tatton, London Road, Crowborough, East Sussex, TN6 1TD
POA

Banfield Estate Agents



We are pleased to present this attractive five bedroom detached family home set within 1 acre of mature gardens with the added benefit of an established cattery business. The property benefits for large lounge/diner, kitchen/breakfast room, sitting room, four double bedrooms and 1 single bedroom and family bathroom. The gardens to the rear of the property are beautifully landscaped and backing onto fields. Along with the property is an existing Cattery business has been established for 30 years and will be sold as an ongoing concern along with the fixtures fittings, good will & gesture.

HOUSE

ENTRANCE HALL

UPVC double glazed door to front, picture rail, storage cupboard, stairs to first floor, radiator

LIVING ROOM

Large UPVC double glazed lead light bay window to front, UPVC double glazed lead light window to side, brick built feature fireplace with log burner, smooth and coved ceiling, 4 wall lights, radiator.

KITCHEN/BREAKFAST ROOM

UPVC Double glazed window overlooking rear garden, UPVC double glazed door and two windows to side. A range of wall and base units with wood effect roll edge worktops, one-and-a-half bowl stainless steel sink with drainer, chrome mixer tap and filtered cold water supply along with boiling instant hot water tap. 4 ring gas hob with electric oven under and concealed extractor fan over. Fully integrated fridge, fully integrated dishwasher, fully integrated washing machine. Airing cupboard housing hot water tank, recess/chimney breast with boiler.

LOUNGE/DINER

UPVC french doors with fixed glazed panels either side overlooking rear garden, UPVC double glazed window to rear, UPVC double glazed french doors to side, smooth and coved ceiling, 2 radiators.

BEDROOM 2

UPVC double glazed lead light window to front and side, built in wardrobes and drawers, smooth ceiling, picture rail, radiator.

GROUND FLOOR SHOWER ROOM

UPVC double glazed opaque window to rear. White suite comprising large shower cubicle with chrome shower fittings and glazed doors. Low level WC with push button flush, vanity wash hand basin with chrome mixer taps & vanity mirror over. Chrome ladder style radiator, fully tiled walls, and vinyl flooring

BEDROOM 5 /STUDY

UPVC double glazed lead light window to front, picture rail, large understairs storage cupboard, cupboard housing meters, radiator

LANDING

A bright half galleried landing with large UPVC double lead light window to front, smooth ceiling, radiator.

MASTER BEDROOM

UPVC double glazed window to rear, built in wardrobes and drawers, smooth ceiling, radiator.

BEDROOM 3

UPVC Double glazed dormer window to rear, 2 access doors to large eaves storage, radiator.

BEDROOM 4

UPVC Double glazed window to rear , built in wardrobes and drawers, radiator, smooth ceiling

BATHROOM

UPVC double glazed window to rear. White suite comprising P-Shaped bath with electric shower over, pedestal wash hand basin, low level WC with push button flush, chrome ladder style radiator, fully tiled walls and vinyl flooring

OUTSIDE

FRONT

To the front of the property is a large expanse of parking for 18-20 vehicles set back and secluded from the road, double carport and additional single carport.

REAR GARDEN

The rear garden commences with a large patio ideal for entertaining, the remainder is mostly laid to lawn with many established flowers, shrubs and trees, pond with water feature, Wendy house, outside power, outside tap. Backing onto open fields.

CATTERY

The property is to be sold with a Cattery business as an ongoing concern. The Cattery has license for 65 cats and includes a large client base.

The facilities consist of-

- 10 Single internal heated enclosures
- 3 Double internal heated enclosures
- 12 half inside, half outside heated enclosures
- 2 Double half inside, half outside heated enclosures
- A family Pen
- 8 Double outside pens
- Isolation unit
- Cattery Kitchen
- Litter Shed
- Reception Area

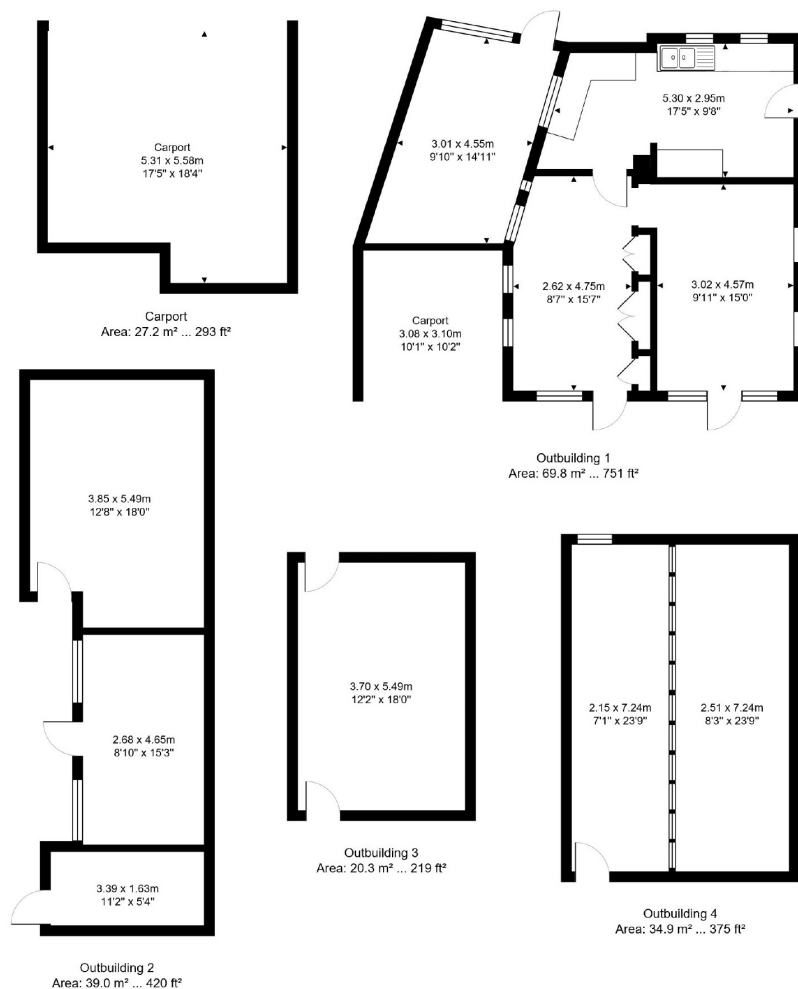
The Cattery kitchen, has plumbing, lighting and heating. Which is also used as a utility area for the house.

Books available on request

The cattery Business will be sold as an ongoing concern and is sold in addition to the house along



Outbuildings: 191.2 m² ... 2058 ft²
All measurements are approximate and for display purposes only



We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents. b) they do not constitute an offer or contract of sale. c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact. d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

01892 653333

The Broadway, Crowborough, East Sussex, TN6 1DE
info@banfieldresidential.com | www.banfieldresidential.com