



**Ghyll Cottage, Ghyll Lane, Crowborough, TN6 1ST**  
**£715,000**

Banfield Estate Agents are pleased to offer this light and bright, spacious 4/5 bedroom detached family home. Ghyll Cottage is located close to Crowborough Town and all of the amenities, schools and shops. It is presented in excellent order and offers a large kitchen/breakfast room, three reception rooms, 4/5 bedrooms (one en-suite), downstairs WC and plenty of space for a growing family. The accommodation can be utilised to suit an individual buyer's needs. Externally the property benefits from a large double garage and parking for 3 or more cars to the front and a good size garden and patio at the rear. The property is offered CHAIN FREE and in our opinion viewing is essential to appreciate this lovely property.



**Viewing Strictly by appointment**

# Ghyll Cottage, Ghyll Lane, Crowborough, TN6 1ST

## ENTRANCE PORCH

Covered entrance porch with UPVC double glazed front door with entrance into a spacious hallway.

## HALLWAY

Tiled floor and doors off to living room, study/5th bedroom, cloakroom, under stairs cupboard, kitchen and stairs up to first floor.

## LIVING ROOM

Bright spacious room. Double glazed bay window to front. Carpets, radiator.

## STUDY/BEDROOM 5

Double glazed window to front, carpets, radiator.

## CLOAKROOM

White suite with low level WC and fitted cupboards, wash hand basin, tiled floor.

## KITCHEN

Excellent range of high gloss wall and base units and pan drawers. Integrated appliances including dishwasher, washing machine, drier, wine cooler, space and plumbing for American fridge freezer. Solid Granite work surfaces with inset sink. Large peninsula with seating for 2 or more stools. Space for dining table. Double glazed window over looking rear garden. French doors opening into further reception/dining area. Tiled floor throughout.

## DINING ROOM

Wood effect flooring, double glazed French doors opening onto patio area.

## UPSTAIRS

## BEDROOM TWO

Large double bedroom with front aspect double glazed window. Built in wardrobe, radiator, carpets.

## MASTER BEDROOM/ENSUITE

Large double bedroom, built in wardrobe, double glazed window to rear, radiator, carpets. Door to en-suite with large walk in shower cubicle, low level WC and wash handbasin. Plenty of storage cupboards and window over looking garden.

## BEDROOM THREE

Large double room, with front aspect double glazed window, built in cupboard, radiator and carpet.

## BEDROOM FOUR

Large double room with double glazed window overlooking rear garden. Built in wardrobe, radiator, carpets.

## FAMILY BATHROOM

Spacious family bathroom with white suite, bath with shower over, large hand wash basin with drawers under, heated towel rail and low level WC, built in low level storage cupboards with roll top surfaces.

## GARAGE

Up and over door to large double garage with light and power and door to rear garden.

## OUTSIDE

The front of the property is approached over a large brick paved driveway offering parking for several cars and access into the garage. Raised beds planted with trees and shrubs and a side gate giving access to the rear of the property. The REAR garden has a large patio area with steps up to a level area laid to lawn. Fence and hedge enclosed.



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