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your local independent estate agent

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Meads End Forewood Lane, CROWHURST, East Sussex TN33 9AB oieo **£650,000 freehold**

A spacious detached 3/4 bedroom family home set within generous established gardens with a separate detached annex all set within walking distance of the mainline station and village centre.

Detached 1930's House  
3/4 Bedrooms

Detached Annex  
Established Gardens

2/3 Reception Rooms

Conservatory



## Description

Meads End is an attractive 1930's property offering versatile accommodation with generous rooms sizes and ceiling heights, most of the rooms enjoying a double aspect. The kitchen is fitted with an Aga and has ample space for a table. There are two generous reception rooms, one of which is fitted with a log burner and a wonderful conservatory which enjoys views over the established gardens. There is also a study which could be used as a downstairs bedroom, which is next to the downstairs shower room and wc. To the first floor are three bedrooms all of which enjoy a pleasant outlook over the gardens, a family bathroom and separate wc. In addition to the main house there is a detached annex which enjoys a kitchen/living area, bedroom and wet-room. This offers potential making the property perfect for dual occupancy or perfect as a means of income on an Airbnb basis or an ideal space for working from home. The property sits centrally within its plot and the established gardens give a good level of privacy. In addition to the main garden, on the opposite side of the path leading to the mainline station, there is the "Art Garden" which also enjoys a good level of privacy. The property is situated in a semi-rural location in the popular village of Crowhurst within walking distance of the mainline station offering regular services to London Charing Cross and the coast at Hastings which offers a wide range of amenities, private and comprehensive schools, many countryside walks and recreational facilities.

## Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings turning right at Crowhurst Caravan Park into Telham Lane. Continue all the way along Telham Lane and into Forewood Lane where the property will be found along on the left hand side shortly after the Christian Healing Centre.  
What3Words:///polar.nitrate.nibbles

## THE ACCOMMODATION COMPRISES

Entrance hall with door to

## KITCHEN

16' 0" x 10' 9" (4.88m x 3.28m) max, a double aspect room with lino flooring and fitted with a range of base and wall mounted Shaker style cabinets with granite effect working surfaces incorporating a 2 ring ceramic hob and a 1 1/2 bowl stainless steel sink with mixer tap. There is an Aga and space for an American style fridge/freezer and dishwasher. Door to

## INNER HALLWAY

17' 0" x 7' 5" (5.18m x 2.26m) with stairs rising to first floor landing with understairs storage cupboard and an additional cupboard housing the hot water tank.

## SHOWER/UTILITY ROOM

7' 9" x 7' 1" (2.36m x 2.16m) with window to rear, part tiled walls, radiator and fitted with a shower cubicle, washing machine, butler sink and wooden working surface.

## CLOAKROOM

with window to rear and fitted with a wc.

## LOUNGE

16' 0" x 13' 1" (4.88m x 3.99m) a double aspect room with views of the garden, stripped floorboards, a log burner with a carved wooden surround and mantel with tiled hearth.

## DINING ROOM

16' 3" x 13' 1" (4.95m x 3.99m) a double aspect room with stripped wooden flooring, a feature fireplace with carved wooden mantel and surround with tiled hearth and inset. One wall has fitted wooden bookshelves.

## CONSERVATORY

10' 5" x 8' 0" (3.17m x 2.44m) with windows on three sides, laminate flooring and double doors leading out onto the garden.

## STUDY

13' 1" x 12' 0" (3.99m x 3.66m) a double aspect room with stripped wooden floors, large cupboard.

## FIRST FLOOR LANDING

with exposed wooden floors, loft access and large eaves storage cupboard.

## SEPARATE WC

with obscured window to side and fitted with a low level wc.

## BATHROOM

6' 9" x 6' 9" (2.06m x 2.06m) with window to side, laminate flooring, fully tiled walls and fitted with a white panelled bath with Victorian style mixer tap and shower attachment and glazed screen, heated towel rail and pedestal wash hand basin.

## BEDROOM 1

16' 2" x 12' 10" (4.93m x 3.91m) with dormer window, attractive feature fireplace with decorative surround with tiled inset and hearth, eaves storage cupboards, wooden floorboards.



## BEDROOM 2

14' 10" x 6' 4" (4.52m x 1.93m) a double aspect room.

## BEDROOM 3

12' 8" x 6' 2" (3.86m x 1.88m) with window to side, eaves storage cupboard.

## DETACHED ANNEX

Door to KITCHEN/RECEPTION ROOM measuring 13' 7" x 9' 2" (4.14m x 2.79m) with window looking over the rear garden and fitted with a range of Shaker style base units incorporating cupboards and drawers and granite effect working surface with a stainless steel sink with mixer tap, a 2 ring ceramic hob, laminate flooring. A step and door lead to

## ANNEX BEDROOM

8' 9" x 7' 8" (2.67m x 2.34m) having a double aspect, separate side access, recessed lighting.

## ANNEX SHOWER ROOM

5' 3" x 5' 0" (1.60m x 1.52m) with window to rear, recessed lighting, fully tiled and fitted with a wc, wall mounted wash hand basin, shower cubicle and heated towel rail.

## OUTSIDE

The property is approached over a gravel driveway providing ample off road parking and a ramp into the timber garage. The gardens surround the property being mature and established. There is a footpath leading the entrance porch and to the side of the porch is an OUTHOUSE housing the oil fired boiler. The front garden is predominantly laid to lawn interspersed with mature trees, shrubs and raised beds and a footpath leads round to the side and rear gardens which are also mature and established. The gardens provide privacy and seclusion. There is a fire-pit and several garden sheds, a greenhouse and a well. Immediately behind the Annex is a paved area with a feature pond and steps up to a further area of lawn with a SUMMERHOUSE and SHED. At the end of the garden steps and a footpath lead down to a gate giving access to a footpath which leads down to the station. On the other side of the path is the "Art Garden" providing an additional private garden.

## WOODEN GARAGE

17' 10" x 11' 0" (5.44m x 3.35m)

## NOTE

The property was recently subject to an insurance claim for clay shrinkage. Some trees were removed, and a certificate of adequacy has been issued.

## COUNCIL TAX

Rother District Council  
House Band D - £2350.73  
Annexe Band A - £1567.15

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.