



Cherry Tree House, Mark Cross, Crowborough, East Sussex TN6 3PP



Cherry Tree House is a fantastic modern family house built within the last 5 years and finished to an excellent standard, located in a highly sought after area of Mark Cross near Crowborough and is being sold chain free. The spacious accommodation is spread over 3 floors and comprises of a Lounge, dining room, study and fabulous kitchen with separate utility room. Upstairs offers 5 bedrooms and 4 bathrooms, with the Principal suite having the added benefit of its own dressing room. You will enjoy lovely rural views from the rear of the property and a two bay car barn, as well as off road parking for several vehicles. Viewing is highly recommended to see all this property has to offer.



## Description

AP Estate Agents are proud to present Cherry Tree House, one of only two properties built in a non estate location within the sought after village of Marks Cross. Beautifully designed to suit the needs of the modern family, with a wonderful large lounge that has direct access out into the garden, a dining room, a separate study - an essential work from home requirement for many, and a great sized kitchen with space for a table overlooking the garden as well as a separate utility room. Upstairs offers 5 bedrooms and 4 bathrooms spread over 2 floors, with the Principal suite having its own Dressing room and En-suite. Outside there is a large driveway for multiple vehicles, a two bay car barn and gardens which enjoy the lovely rural views beyond. Viewing this property is highly recommended to fully appreciate all it has to offer.

### INSIDE THE PROPERTY

As you enter into the property you are welcomed by a reception HALLWAY with stairs leading up to the first floor and access to all the ground floor rooms. The LOUNGE is a fantastic size with a traditional looking exposed brick fireplace that could be used for a log burner if desired, double doors lead out directly to the rear garden and the South facing patio. There is a relaxing ambiance to the property created by subtle lighting and machined oak flooring throughout the ground floor which flows seamlessly between the rooms. In addition to a DINING ROOM (which could also be used as a ground floor 6th bedroom), there is a STUDY at the rear of the property with an abundance of plug points and the phoneline entry point. The KITCHEN has been designed with great care to maximise the storage area and functionality of the units, luxurious granite worktops cover cream shaker style units, with AEG appliances that include double oven, dishwasher, 4 ring induction hob with an extractor above. There are double doors leading out from the Kitchen onto the patio and a hard tiled floor for durability. All the washing appliances have a place in the UTILITY ROOM which runs adjacent to the Kitchen, it has a full run of units with space and plumbing under the worktops for washing machine and dryer, along with a stainless steel sink, and the boiler. A back door also leads out from this room to the side of the property. There is also the convenience of a ground floor WC.

### UPSTAIRS

The PRINCIPAL BEDROOM suite offers a sizeable room with fabulous views over the countryside at the rear of the property, a doorway leads into a DRESSING room which could be adapted to contain a fitted arrangement of wardrobes, on through into the EN-SUITE and you have both his and hers wash basins with a fully enclosed shower with drencher and hand held fittings, including a low level WC. The room is fully tiled and heated via a chrome towel rail. BEDROOM 2 appreciates the same rear views across the fields at the back and has its own EN-SUITE; equipped with a "L" shaped bath with a screen and shower above, WC, wall mounted washbasin with storage below, heated towel rail. On this floor you also have BEDROOM 3 which is another double room with views over the front of the property. There is also an airing cupboard with a huge 245ltr pressurised mega flow system and a FAMILY BATHROOM with shower over bath, WC and wash basin.

### SECOND FLOOR

On the top floor is a galleried landing off of which are BEDROOMS 4 & 5, both generous doubles with Velux windows and unrivalled views across the countryside at the rear of the property. They are separated by another BATHROOM which is fully equipped with a large walk-in shower cubicle, wall mounted wash basin with storage below, WC and heated chrome towel rail.

### OUTSIDE

The property is one of two detached houses built at the same time, the first part of the driveway is shared and goes past the front of the other property. There is a five bar gate securing the entrance that opens out into a large parking area in front of the house, with space to turn. An English heritage style two bay car barn has both power and light and provides another 2 parking spaces. Around the parking area has been left to lawn as a blank canvas for someone to become creative and make their own mark. Both sides of the house have paths leading to the rear garden, which is wide and has a high conifer hedge across the boundary, the rear aspect receives sun on the back of the property until the end of the day, and there is a large patio area to enjoy, which would be perfect for entertaining.





#### ADDITIONAL INFORMATION

There is a shared aspect to the driveway

SERVICES: Mains Gas, Drainage, Electric

#### LOCATION

The village takes its name from the "March" or boundary of three parishes, Rotherfield, Mayfield and Wadhurst which intersect not far from the junction of the Mayfield-Frant(A267) and Rotherfield-Wadhurst (B2100) roads. The boundary or "March" crossroads which, on subsequent habitation, became known as "Mark Cross". It is a small village that has a relaxed feel with lots going for it, with two popular public attractions "The Lazy Fox" a superb country venue to eat out, and a fantastic Plant nursery which also provides a restaurant. Like with most small villages in Sussex it has a village green and community hub as well as a Day nursery and Mark Cross Church of England Primary School.

You are in a prime location for travelling around with Tunbridge Wells only being 5.7 miles away. Crowborough 5.4miles and Uckfield 5.3 miles offer mainline stations and between those towns are multiple well regarded schools to choose from, both public and private.

Other notable locations nearby include Brighton (29 miles), Eastbourne (25 miles), Hastings (25 miles), Gatwick airport (27 miles).

#### DIRECTIONS

<https://w3w.co/craftsman.video.deflated>

**Local Authority:** Wealden

**Services (not checked or tested):** Mains Gas, Electricity and Drainage

**Tenure:** Freehold

**EPC:** EPC Rating B

**Council Tax Band:** G

Offers in Region of £819,500

Viewings

Strictly by Appointment Only



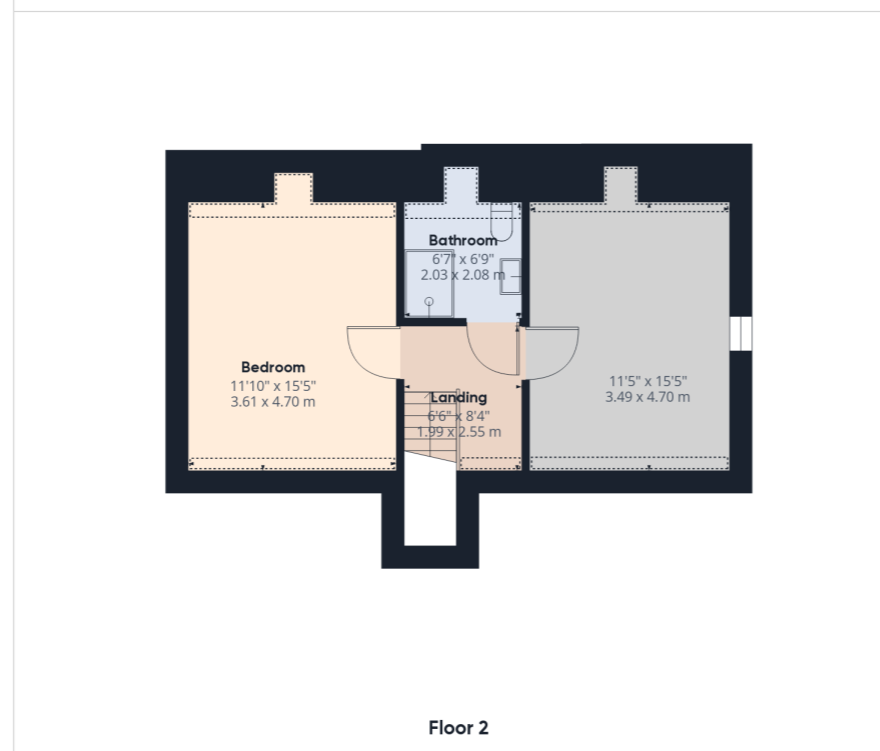
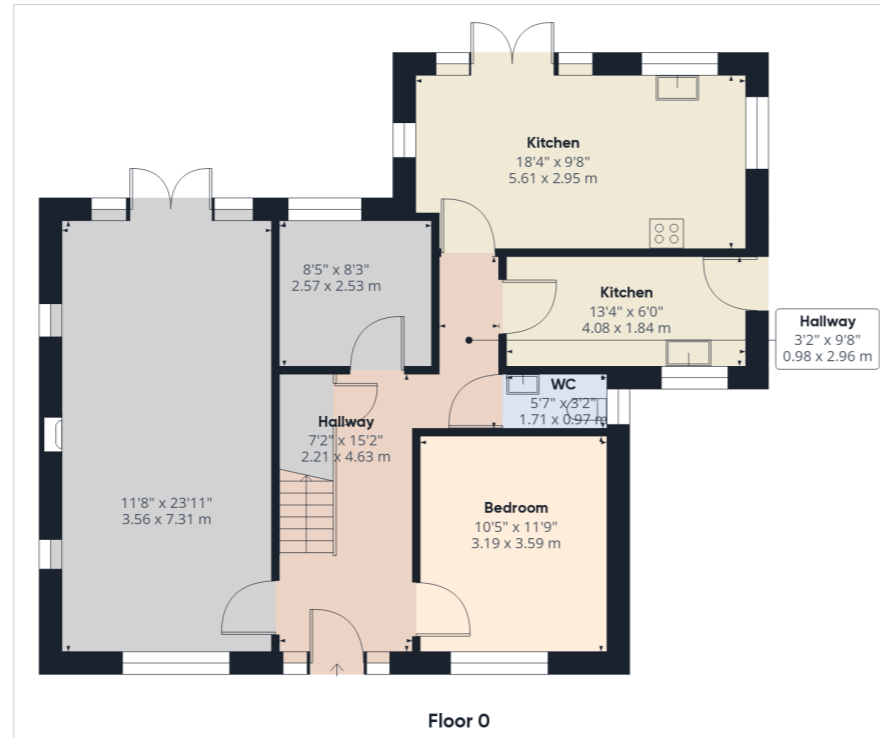
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**Approximate total area<sup>(1)</sup>**

2184.75 ft<sup>2</sup>  
202.97 m<sup>2</sup>

**Reduced headroom**

59.2 ft<sup>2</sup>  
5.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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