



Frenches, Mark Cross, Mark Cross – TN6 3NS
Crowborough

Guide Price **£1,200,000**

bracketts
est. 1828



Frenches, Mark Cross

Mark Cross, Crowborough

An extremely characterful beamed detached cottage, the origins of which are understood to date from the 16th Century. This appealing Grade II listed property has tile hung upper elevations under a pitched clay tiled roof and enjoys a delightful semi-rural position south of Mark Cross village in an Area of Outstanding Natural Beauty. The property affords fine far reaching views over neighbouring countryside to both the front and rear, in particular from the top floor. The accommodation, which extends over three floors and abounds with quintessential timbered features and oil fired central heating throughout, to the ground floor has two reception rooms with inglenook fireplaces and woodburners, the office also has a fireplace. The kitchen/family space has quarry tiling throughout and three areas of granite worktops including a central island with storage beneath. There is a twin bowl glazed Butler's sink, an oil fired AGA with assorted storage to either side plus a 'back-up' oven and hob. There is also an integrated fridge/freezer, an external door to the rear and a boiler set beneath the second staircase to the first floor. There is also a ground floor shower room/WC. On the first floor, the principal bedroom has a window to the front, extensive wardrobe storage and a spacious en suite bathroom with a white suite, chrome fittings and underfloor electric heating. There are two further bedrooms to the first floor and on the top floor an attic bedroom 4 and a family bathroom, also with a characterful white suite with chrome fittings, a claws foot roll top bath and a window to the front elevation which affords wonderful views to the south. The grounds extend to 1.25 acres. The property is accessed via a shared drive with parking and turning, plus electric point.

Tenure: Freehold





Mark Cross, Crowborough, TN6

Approximate Area = 2515 sq ft / 233.6 sq m

Limited Use Area(s) = 61 sq ft / 5.7 sq m

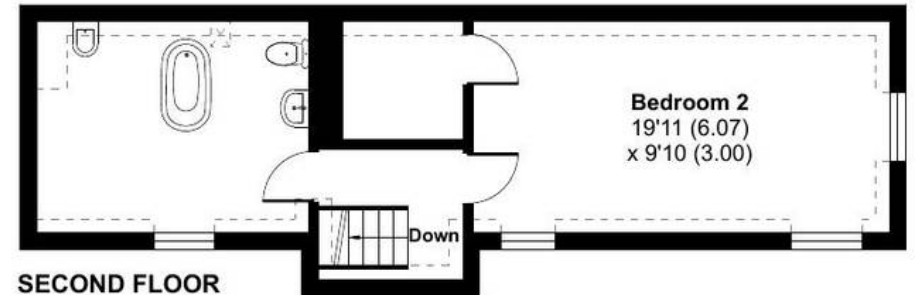
Outbuilding = 376 sq ft / 34.9 sq m

Total = 2952 sq ft / 274.2 sq m

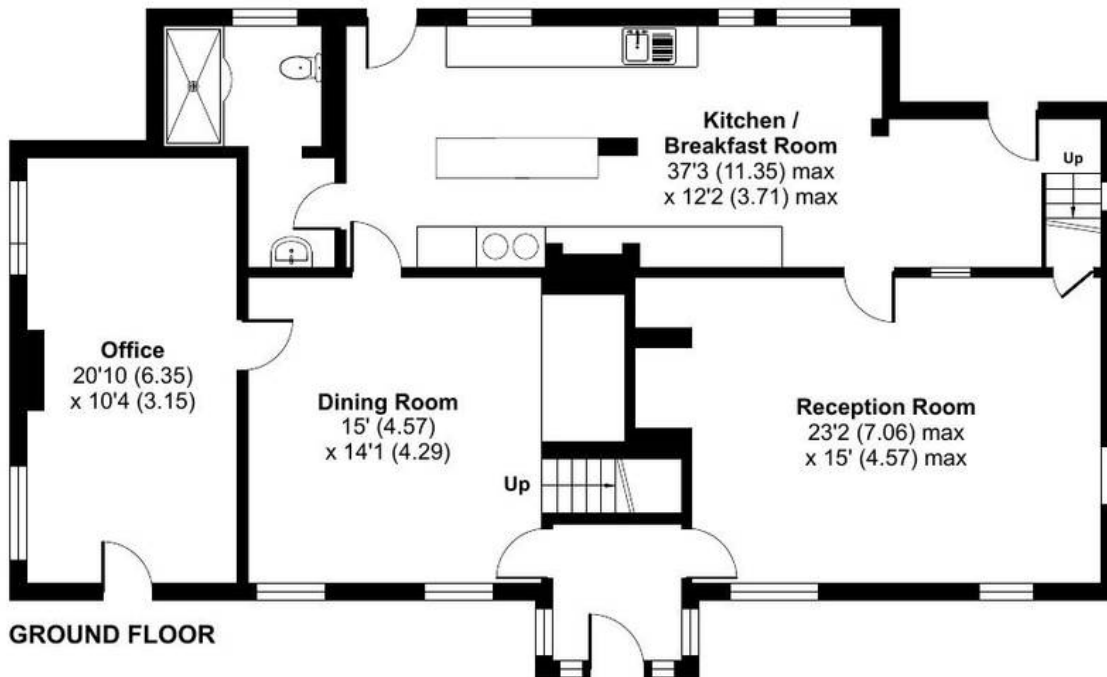
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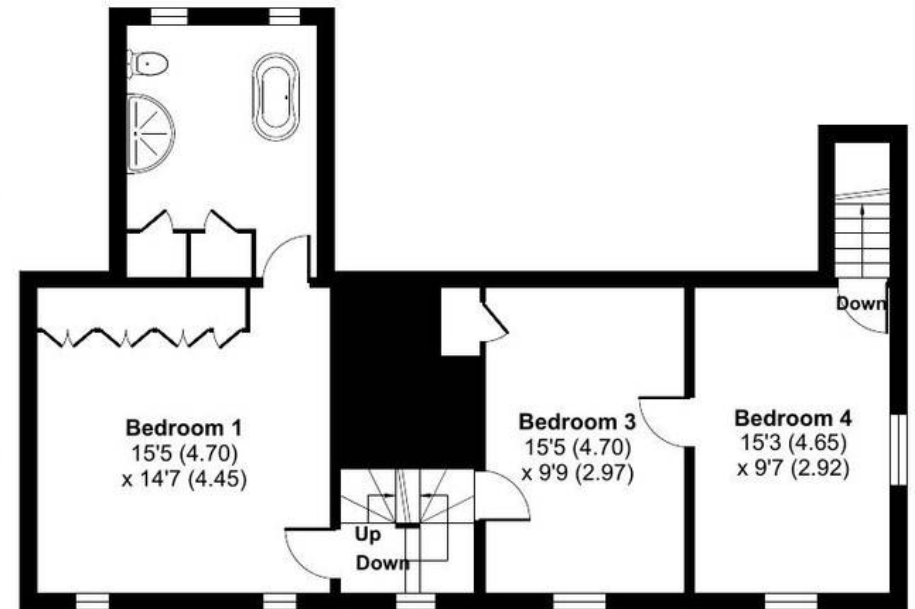
OUTBUILDING



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bracketts LLP. REF: 1174516