



## Golds

Catts Hill, Mark Cross, East Sussex



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Catts Hill, Mark Cross  
East Sussex TN6 3NH

Offers in excess of  
£1,100,000

- Reception hall
- Sitting room
- Kitchen/breakfast room
- Dining room
- Family room
- Utility room
- Cloakroom
- Five bedrooms (four doubles and a single)
- Family bathroom and two ensembles
- Garaging and outbuildings including office
- Gardens and grounds of just under an acre

A very pretty 5-bedroom detached 1930s house which benefits from having some lovely features and providing spacious, flexible and well-proportioned accommodation of approximately 2,235sq.ft, set in gardens and grounds of just under an acre. NO CHAIN.

**Situation:** Golds is situated in a convenient location between the villages of Mark Cross and Rotherfield, which are ½ mile and 1½ miles distant respectively, with a popular country pub and garden centre with café at Mark Cross and an excellent range of shops and services for everyday needs at Rotherfield, including a general store, post office, doctors' surgery, chemist, hairdressers, garage and inns.

Crowborough is 4½ miles distant and offers good range of facilities including Waitrose and Morrisons supermarkets and the regional centre of Tunbridge Wells is just over 6 miles distant and provides a comprehensive range of facilities including the Pantiles, Royal Victoria Shopping centre, cinema complex and theatres.

For the commuter, mainline stations can be found at Crowborough and Tunbridge Wells, which provide regular services to London stations. The A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 30 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away.

There is a wide selection of schools in the area, including state primary and secondary schools (there are primary schools in both Mark Cross and Rotherfield), grammar schools for both boys and girls, as well as a good choice of independent schools.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and offers an abundance of leisure facilities including golf courses, Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, as well as many footpaths being available nearby.

**Description:** Golds is a substantial 1930s detached house with most attractive brick and tile hung external elevations beneath a tiled roof and leaded light windows set within a plot of just under an acre.

The property is well presented throughout and has been well maintained, benefiting from period features throughout, including an abundance of exposed timbers and latch doors and providing comfortable and flexible family accommodation that is light and spacious, with many of the rooms being double aspect and enjoying a lovely outlook over its gardens and grounds. It also offers excellent scope for further enlargement through conversion of a large attic space, which could provide a further bedroom suite, and there are options for remodelling and enlarging the kitchen, if required.

The accommodation includes a spacious reception hall with a cloakroom and door leading to a lovely triple aspect sitting room with exposed mellow timbers, an Inglenook fireplace, a door leading out to the terrace/garden and a connecting door leading to the family room. There is a good-sized kitchen/breakfast room fitted with a range of bespoke solid wood wall and base units, granite work surfaces, range cooker, integrated appliances, exposed timbers, a pantry and an outlook over the front gardens. A door leads off the kitchen to a utility room with a door out to the garden and a further door leads to a double aspect family room, which has a fireplace fitted with a wood burner and leads into a double aspect dining room. On the first floor there is a spacious landing leading to five bedrooms (four doubles and a single), with two having ensembles, and there is a well-appointed family bathroom.

Outside, the property is approached through wrought iron gates over a gravel driveway providing parking for numerous cars, leading to a detached open bay double garage. There is a further large outbuilding, which provides a further garage, garden storage and an excellent office with a wc.

The well-established gardens surround the house with large areas of lawn and variety of mature shrubs and plants. There is a raised terrace overlooking the rear garden, ideal for outdoor entertaining, a pond and some lovely mature trees framing the boundary.

**Services:** Mains water and electricity. Gas-fired central heating

**Local Authority:** Wealden District Council (01892) 653311

**Current EPC Rating:** D

**Current council tax band:** G (2024/25 - £4,236.14)

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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

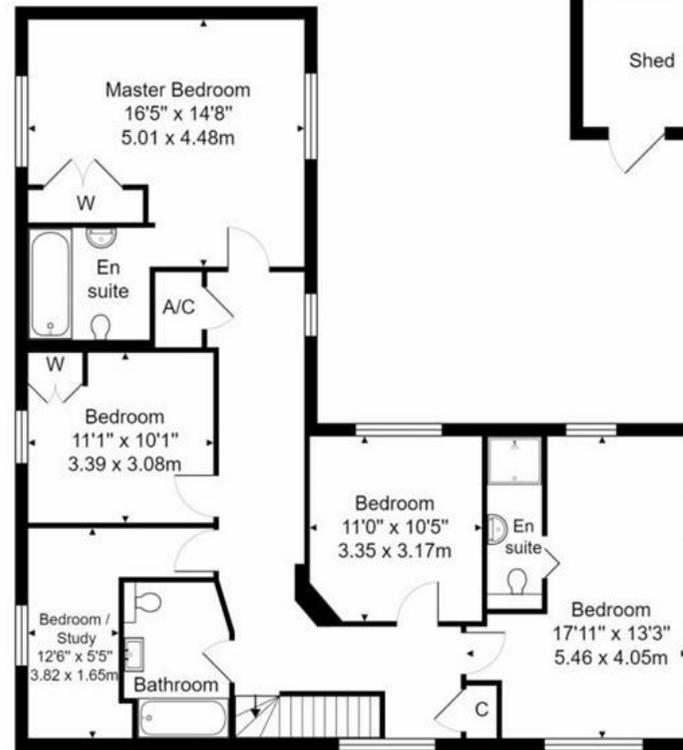


**Approximate internal area (excluding outbuildings and garages):  
2,235 sq.ft (217 sq.m)**

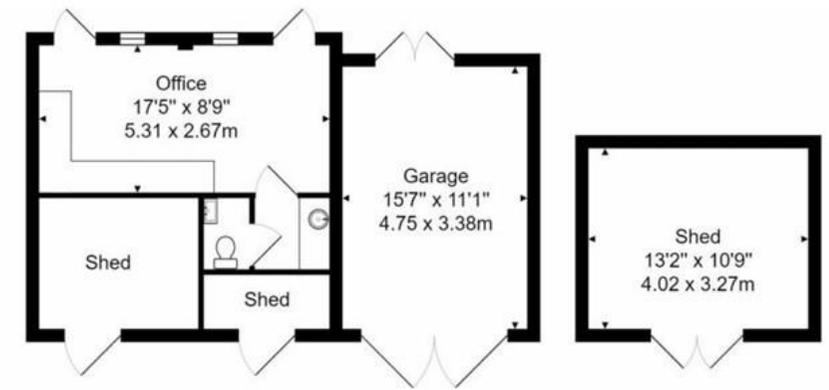
This plan is not drawn to scale and is for layout guidance only



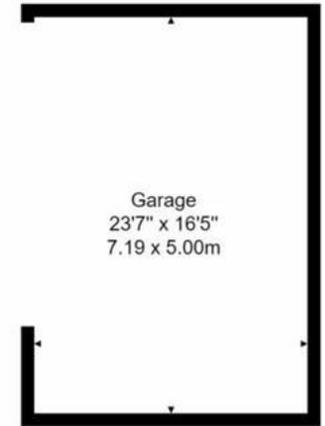
**Ground Floor**



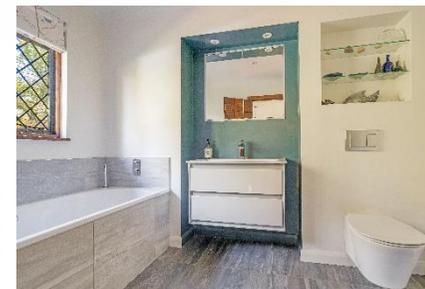
**First Floor**



**Outbuildings**



**Garage**



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The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)