



THE PINES

CROWBOROUGH - £1,150,000



# The Pines (Plot 1)

Warren Road

Crowborough TN6 1TU

**Reception Hall - Downstairs Cloakroom - Study - Sitting Room - Kitchen/Dining Room - Utility Room - Galleried First Floor Landing - Master Bedroom With En Suite Shower Room - Guest Bedroom With En Suite Shower Room - Two Further Bedrooms - Family Bathroom  
Generous Landscaped Gardens - Detached Double Garage  
Brick Block Drive**

Discreetly tucked back from the lane and built to exacting standards with exceptional attention to detail, The Pines is one of three brand new detached family homes that offer well appointed accommodation with an array of stylish features. The accommodation comprises of a generous reception hall and galleried first floor landing, downstairs cloakroom, bespoke fitted kitchen/dining room with separate utility room, a study and a sitting room with direct access out to the rear patio and garden that benefits from a beautiful woodland aspect. To the first floor are four bedrooms, two en suites and a family bathroom. Externally the landscaped gardens are principally laid to lawn with the rear garden offering a generous patio ideal for outside entertaining. Each property is accessed via private gates that lead to a brick block driveway and detached double garage. The location of this property is extremely well sought after being set in the Crowborough Warren with nearby walks at Ashdown Forest and conveniently located for access to the town centre just over a mile away.





### **KITCHEN HIGHLIGHTS**

- Equipped with a bespoke range of soft close wall and floor cabinets
- Quartz worktops and upstands
- Twin Butler sink with Quooker instant hot water tap
- Centre island with integrated Champagne cooler
- Large 5-Ring Rangemaster cooker with extractor
- Integrated double oven and combi microwave/oven
- Appliances include an American style fridge/freezer, dishwasher & wine cooler
- Utility room complete with wall and floor cabinets and Quartz worktops
- Siemens washing machine, separate dryer and Blanco sink/drainer

### **BATHROOM, EN SUITES & CLOAKROOM**

- Built-in cabinetry for storage
- Stylish white suites with attractive chrome fittings
- Anti mist mirrors with charger points
- Towel rails connected to hot water

### **ELECTRICAL AND MULTIMEDIA**

- Cat 5 E cabling to each tv point
- BT fibre optic broadband
- Aerial/Sky Dish
- Chrome switch plates and sockets throughout
- Recessed lighting
- Electric fitment for large ceiling chandelier in hallway
- Pendant lighting to kitchen
- Low level movement lighting to bathrooms & en suites

### **CENTRAL HEATING AND HOT WATER:**

- An efficient gas-fired central heating system
- Underfloor heating to the ground floor with individual thermostatic controls
- Radiators to first floor with individual thermostatic controls
- Underfloor heating to some en suites and bathrooms

### **SAFETY AND SECURITY**

- Attractive solid front door with chrome fittings
- Hard wired fob activated alarm system
- Panic alarm in master bedroom
- Double glazed leaded light windows and doors
- Aluminium bi-fold doors in kitchen and sitting room
- Composite stable door to utility room

### **INTERNAL HIGHLIGHTS**

- Oak panelled internal doors with chrome fittings
- Solid oak staircase
- Attractive fire surround and wood burner by The Fireplace Company
- Built-in fitted wardrobes/cupboards to some bedrooms
- Quality fitted carpets to some rooms
- Stylish quality floor tiling to some rooms
- Drop-down wooden loft ladder

### **EXTERNAL HIGHLIGHTS**

- Main entrance with electronically operated gates
- Shared driveway with exterior lighting
- Hardwood entrance gates to each property
- Detached double garage with electric up/over doors
- Brick block driveway with ample parking
- Landscaped front & rear gardens
- Generous Indian sandstone patio
- Outside tap
- Outside double sockets to rear
- Exterior lighting to front and rear

### **INFRASTRUCTURE**

- Mains gas, electricity and drainage

### **GUARANTEE**

- 10 year Advantage Warranty



**SITUATION:**

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Areas of Outstanding Natural Beauty and borders the beautiful Ashdown Forest. Situated about halfway between London and the south coast and served by a mainline rail station, where the journey time to London is about one hour, whilst Gatwick Airport can be reached in approximately 45 minutes by car. Its most famous resident was Sir Arthur Conan Doyle, of Sherlock Holmes, fame, who is commemorated by a statue which stands at the main crossroad in town. The town centre gives the impression of being a bustling village, with excellent supermarket provision and numerous small, independent retailers, restaurants and cafes. In addition Crowborough provides good essential amenities such as doctors and dentists and a wide range of junior and senior schooling. The town boasts excellent sporting facilities, with golf at both the Beacon and Boars Head courses, Crowborough Tennis & Squash Club, Rugby & Football clubs and Crowborough Leisure Centre with swimming pool. Located to the west of Crowborough and enjoyed by everyone who goes there is Ashdown Forest made famous by A A Milne's Winnie the Pooh and offers a great place for walking and riding. The spa town of Royal Tunbridge Wells is approximately 8 miles away where you will find the mainline railway station and an excellent mix of retailers & eateries spread through the Pantiles, The Old High Street and Victoria Place Shopping Mall, whilst the coast at both Brighton and Eastbourne can be reached within approximately one hour's drive.

**TENURE**

Freehold

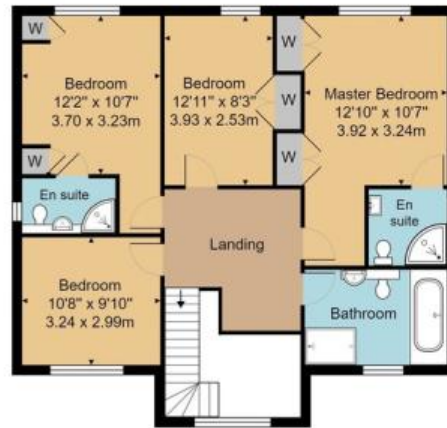
**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666.

**AGENTS NOTE:**

The developer will arrange a management company to oversee the maintenance of the communal areas. In view of the restrictions imposed by the Government in relation to Coronavirus, we have produced a virtual viewing of the property to enable you to obtain a better picture of it. We accept no liability for the content of the virtual viewing and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

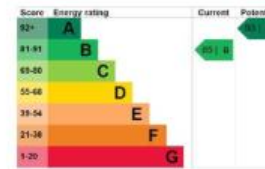




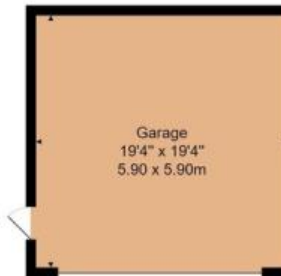
First Floor



Ground Floor



The Pines  
 Warren Road  
 Crowborough  
 TN6 1TU



Garage

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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