

REAR VIEW



FAIRWAYS

CROWBOROUGH - GUIDE PRICE: £1,250,000 - £1,300,000



WOOD & PILCHER

Fairways

Fielden Road, Crowborough

TN6 1TS

**Entrance Porch - Entrance Hall - Study - Downstairs
Cloakroom - Sitting Room - Dining Room - Sun Lounge
Kitchen - Utility Room - Family Room - Boot Room - Snug
Master Bedroom With En Suite Bathroom Room - Guest
Bedroom With En Suite Shower Room - Three Further
Bedrooms - Family Bathroom - Cart Barn Parking - Gym
Games Room - Store Room - Off Road Parking
Landscaped Gardens**

Located in a private road towards the fringes of Crowborough, Fairways is a beautifully presented detached family home that has so much to offer and provides versatile accommodation with a variety of potential uses. The current vendors have internally remodelled the property sympathetically and now offers excellent levels of modern fittings within a contemporary layout. To the ground floor the accommodation consists of a cloakroom, a study along with multiple reception space to include a sitting room, a dining room that opens into a sun lounge and a family room that is open plan with a modern kitchen. In addition is a utility room, a boot room and a snug ideal for a teenager or as a playroom. The first floor is accessed via two staircases, one leading to a guest bedroom with en suite shower room and the other provides access to the master bedroom with en suite, three further bedrooms and a family bathroom. Externally is a driveway with off road parking and a cart barn with parking for two vehicles with electric car charging point, access to a gym and stairs leading up to a good size games room. The family friendly rear garden incorporates a large patio with ample space for outside entertaining and a good expanse of lawn. This property really is a special house set in a third of an acre plot and should be viewed without delay.

COVERED ENTRANCE PORCH:

Quarry tiled floor, spot lighting and opaque glass panelled front door provides access into:





ENTRANCE HALL:

Stairs to first floor, window to front with bespoke shutters, under stairs cupboard, Victoriana style radiator, wooden cupboard housing electricity meter and data points, mirrored wall to one side, attractive oak flooring and a range of doors into:

STUDY:

Continuation of oak flooring, Victoriana style radiator, spot lighting and window to front with bespoke shutters.

DOWNSTAIRS CLOAKROOM:

Dual flush low level wc, vanity wash hand basin, tiled surrounds and flooring, Victoriana style radiator, extractor fan, spot lighting and obscured window to side.

SITTING ROOM:

An appealing room with feature limestone Chesneys fireplace and wood burner with granite hearth and surround, two Victoriana style radiators, carpet as fitted, spot lighting and enjoying a dual aspect with bay window to side and box bay window to front with bespoke shutters.

DINING ROOM/SUN LOUNGE:

Fireplace with granite hearth and wood burning stove, continuation of wood flooring, two Victoriana style radiators, window to rear and the sun lounge benefits from underfloor heating, double glazed bi-fold windows/surrounds and a glazed roof.

KITCHEN:

A contemporary range of wall and base units with Quartz worktops extending to a breakfast bar, inset Rangemaster 5-ring gas cooker with extractor above, Villeroy & Boch ceramic sink with drainer unit and swan mixer tap, integrated Bosch dishwasher, wall to ceiling unit housing the large integrated fridge and freezer, large pantry cupboard, seamless resin flooring, Victoriana style radiator, spot lighting, smoke detector, three windows to side and gradual steps down to:

FAMILY ROOM:

Comfortable seating area with continuation of the resin flooring, Victoriana style radiator, door to side access and bi-fold doors leading out to the rear patio area.

UTILITY ROOM:

Granite work top unit with space for washing machine and tumble dryer, coats hanging area, smoke detector, tiled flooring, spot lighting, extractor fan, Victoriana style radiator and double glazed door to side.

BOOT ROOM:

Victoriana style radiator. tiled flooring, inset spot lighting and window to side.

SNUG:

Victoriana style radiator with thermostat, spot lighting, carpet as fitted and window to rear.

GUEST BEDROOM:

Victoriana style radiator, carpet as fitted, spot lighting, dual aspect with windows to rear and side and door into:

EN SUITE SHOWER ROOM:

Shower cubicle with rainfall showerhead and separate shower attachment, vanity wash hand basin with waterfall tap and cupboard beneath, dual flush low level wc, chrome heated towel rail, tiled flooring, spot lighting and window to side.

Half landing with window to rear and stairs rising to:

FIRST FLOOR LANDING:

Victoriana style radiator, loft access and range of doors to:

BEDROOM:

Recessed wardrobe cupboard with hanging rail, carpet as fitted, spot lighting, Victoriana style radiator and dual aspect with windows to side and rear.

BEDROOM:

Victoriana style radiator, carpet as fitted, spot lighting and window to rear.

BEDROOM:

Victoriana style radiator and window to side.

FAMILY BATH ROOM:

An impressive bathroom comprising of a freestanding claw foot roll top bath with side taps and shower attachment, walk-in double shower cubicle with built in shower, vanity wash hand basin with mixer tap and cupboard beneath, dual flush low level wc, recessed storage area, chrome heated towel rail, tiled flooring, spot lighting, extractor fan, under floor heating, obscured window to side with bespoke shutters.

MASTER BED ROOM:

Feature fireplace with iron surround and basket, built in wardrobe cupboards with hanging rails, spot lighting, Victoriana style radiator, triple aspect with windows to front, side and rear with bespoke shutters.

EN SUITE BATHROOM:

Fully tiled shower cubicle and rainfall shower head and separate shower attachment, panelled spa bath with side taps and tiled surround, low level wc, Heritage pedestal wash hand basin with mixer tap, heated wall mounted towel rail, pendant lighting, tiled flooring, extractor fan and obscured window to front.

OUTSIDE:

Wrought iron pedestrian gated entrance accesses a pathway to the main entrance and this area of garden is principally laid to lawn with an arrangement of established trees and planting. To one side of the property is a small picket gate with the other side offering an outside tap, exterior lighting, area of garden and greenhouse with power and lighting. In addition is a large tarmac driveway with ample parking accessed via automatic sliding gate controlled by fobs/app for remote access. Two timber garage doors open into a



A clever person solves
a problem.
A wise person avoids it.



workshop area housing the new Worcester Bosch boiler. Furthermore, is the benefit of two cart barn style parking spaces with electric charging point and a timber personal door gains access to a gym area with double glazed window to side and stairs to a first-floor games room with Mitsubishi air conditioning heat pump controlled via App, two roof windows and large window to rear overlooking the garden. The rear garden enjoys a large patio area adjacent to the property and an area of lawn with high hedge boundaries that provide a great deal of privacy.

SITUATION:

Crowborough town itself provides an excellent range of shopping facilities including a bank, post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge in approximately one hour and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside.

TENURE:

Freehold

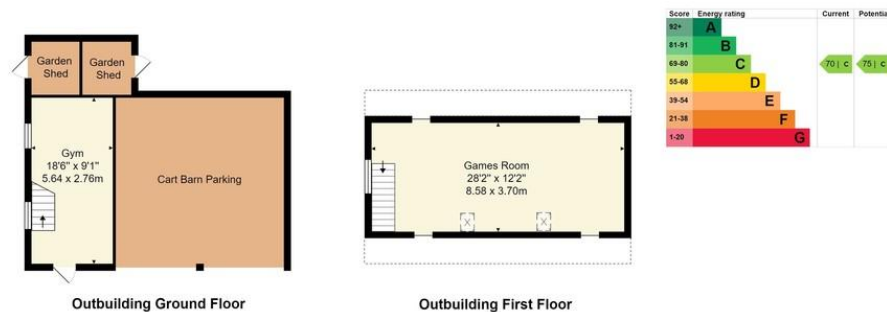
VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

AGENTS NOTE:

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).





House Approx. Gross Internal Area 2972 sq. ft / 276.1 sq. m
 Outbuilding Approx. Gross Internal Area 931 sq. ft / 86.5 sq. m

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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