



ERIDGE ROAD
CROWBOROUGH - £1,175,000



Sales, Lettings, Land & New Homes

Windlesham

Eridge Road, Crowborough, TN6 2SS

**Entrance Hall - Downstairs Cloakroom - Drawing Room
Dining/Family Room - Kitchen/Breakfast/Garden Room
Utility Room - Large Master Bedroom with En Suite
Bathroom - Guest Suite with En Suite Shower Room
Three Further Double Bedrooms - Modern Family
Bathroom - Efficient Gas-Fired Central Heating System
Driveway Parking & Double Garage - Landscaped & Well
Tended Front & Rear Gardens**

Situated within a small exclusive development of just four properties, Windlesham is a well appointed and stylish family home built by Mill wood Designer Homes. This home is immaculately presented throughout, with tastefully chosen fixtures, high specification and a real eye for detail. The property is a particularly bright and airy house with natural light flooding in throughout the day. The accommodation comprises of an entrance hall, a downstairs cloakroom, a dual aspect drawing room with wood burning stove, a dining/family room and an impressive kitchen/breakfast/garden room ideal for both formal and family entertaining with two sets of bi-folding doors providing direct access to the family friendly rear garden. Arranged to the first floor the dual aspect master bedroom is of a generous size with built in wardrobes and a contemporary en suite bathroom, a guest suite with en suite and three further double bedrooms served by a modern family bathroom. For peace of mind features include double glazed PVCu windows and doors with multi point locking system, external lighting to all external doors, a mains fed smoke alarm and a security alarm system is provided to ground floor and landing with PIRs. Externally the property is approached via a red brick driveway with ample off road parking and access to the double garage, and to the rear is a generous garden offering two patio areas, recently built timber pergola and a level expanse of lawn. We have no hesitation in recommending a viewing sooner rather than later to appreciate the space and high standard of property available.





Double glazed composite door leads into:

ENTRANCE HALL:

Wall mounted security alarm panel, smoke alarm, Karndean flooring, radiator, large coats cupboard housing the wall mounted electric consumer unit and a range of doors into:

DOWNSTAIRS CLOAKROOM:

Comprising of a low level wc, ceramic sink set into vanity unit with Hans Grohe mixer tap and wall mounted mirror above, Karndean flooring, ceramic wall tiling, radiator, recessed LED spotlighting and obscured double glazed window to side.

DRAWING ROOM:

A beautiful light and airy dual aspect room comprising of an attractive brick fireplace with bressumer beam and wood burning stove, two radiators, smoke alarm, fitted carpet, ceiling coving, double glazed bay window to front and double glazed French doors providing access out to the patio and garden beyond.

DINING/FAMILY ROOM:

Fitted carpet, radiator, double glazed window to side and French doors lead out to a patio and gardens beyond.

KITCHEN/BREAKFAST/GARDEN ROOM:

KITCHEN BREAKFAST AREA:

Featuring a contemporary Krieder kitchen complimented by a range of high and low level units with under lighting, Quartz worktops, one and half bowl stainless steel sink with swan mixer tap and Insinkerator hot water tap/system, integrated appliances include a Siemens fan assisted double oven/microwave, 4-ring Bora induction hob with built in venting, Bosch dishwasher, two large Bosch fridge/freezers and a Caple wine cooler, breakfast bar with pull out storage and space for stool seating, ample space for dining table and chairs, concealed wall mounted tv point, Karndean flooring, recessed spotlighting, ceiling extractor fan, smoke alarm, radiator and a double glazed window to rear.

GARDEN ROOM:

Karndean flooring, radiator, recessed LED spotlighting, double glazed window to rear and two sets of aluminium bifold doors leading out to the rear garden.

UTILITY ROOM:

Range of high and low level units with under unit lighting, stainless steel sink with mixer tap, space for washing machine and tumble dryer, Karndean flooring, radiator, LED recessed spotlighting, extractor fan, under stairs cupboard ideal for storage with hanging rail and double glazed door to side.

From the entrance hall a white painted soft wood staircase with oak handrail rises to:

FIRST FLOOR LANDING:

Airing cupboard housing Joule hot water tank with wooden slatted shelving, loft hatch with

power, fitted carpet, radiator, smoke alarm, double glazed window to front and range of doors to:

MASTER BEDROOM:

Two built in double wardrobes with hanging and shelving space, wall mounted Honeywell heating thermostat, tv point, two radiators, fitted carpet, dual aspect with double glazed windows to front and side and door into:

EN SUITE BATHROOM:

Panelled bath with handheld shower attachment, ceramic tiled shower cubicle with Hans Grohe rainfall showerhead and handheld shower attachment, Sottini ceramic sink set into vanity unit, low level wc, large wall mounted glass mirror and shaver point, wall mounted heated chrome towel rail, extractor fan, recessed LED spotlighting, Karndean flooring and obscured double glazed window to side.

GUEST BEDROOM:

Fitted double wardrobe with hanging and shelving space, TV point, radiator, fitted carpet, double glazed window to rear and door into:

EN SUITE SHOWER ROOM:

Ceramic tiled shower cubicle with Sottini showerhead, Sottini ceramic sink with Hans Grohe mixer tap, low level wc, large wall mounted glass mirror and shaver point, wall mounted heated chrome towel rail, LED recessed spotlighting, extractor fan and obscured double glazed window to side.

BEDROOM:

Radiator, TV point, fitted carpet and double glazed window to front.

BEDROOM:

Radiator, TV point, fitted carpet and double glazed window to rear.

BEDROOM:

Radiator, TV point, fitted carpet and double glazed window to rear.

FAMILY BATHROOM:

Panelled bath with Hans Grohe shower over and screen, ceramic Sottini sink with Hans Grohe mixer tap set into a vanity unit, low level wc, wall mounted heated chrome towel rail, shaver point, ceramic tiled walling, ceiling extractor fan, LED spotlighting and obscured double glazed window to side.

OUTSIDE FRONT:

The property is approached via a red brick paved driveway that leads to the double garage, operated electronically and consists of concrete flooring, ample power points, lighting, wall mounted Ideal boiler, double glazed door and window to side. In addition are landscaped areas of garden laid to lawn, areas of planting together with a wooden gate accessing the rear garden.



OUTSIDE REAR:

The rear garden is of a generous size and benefits from a large level expanse of lawn with an array of planting and flower beds that include a flowering cherry and crabapple trees. Adjacent to the property are two patio areas, one with a recently built timber pergola ideally suited for outside entertaining with exterior lighting and outside tap.

SITUATION:

The property is situated to the outskirts of Crowborough with the town itself providing an excellent range of shopping facilities including a 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. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of grammar schools and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of Brighton and Eastbourne are situated approximately one hour's drive away and Gatwick Airport can be reached in approximately 45 minutes by car.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilder Crowborough 01892 665666



Score	Energy rating	Current	Potential
92+	A		
81-91	B	<64 B	<89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 2416 sq. ft / 224.5 sq. m
(Excluding 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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