



GREEN LANE
CROWBOROUGH - £599,995



The Old Butcher's Shop

Green Lane
Crowborough, TN6 2BX

**Entrance Hall - Sitting Room - Kitchen/Diner -
Conservatory - Study - Downstairs Shower Room - Five
Bedrooms - Two Bathrooms - Integral Garage - Off Road
Parking - Large Rear Gardens**

NO ONWARD CHAIN

A deceptively spacious 1930s detached family house offering well proportioned and adaptable accommodation. To the ground floor is a good size sitting room with wood burning stove, a kitchen/diner opening to a conservatory, a study and downstairs shower room, and to the first floor are five bedrooms and two bathrooms. Externally to the front is a gated drive providing ample off road parking and access into the integral single garage and to the rear the property has the advantage of a large garden with a pleasant rural outlook and an area of woodland.

Covered entrance with exterior light leads to an obscured glazed wooden door with access into:

ENTRANCE HALL:

Solid oak wood flooring, double glazed window to side, radiator, area for coats, picture rail, under stair storage space with double glazed window to side and doors to:

SITTING ROOM:

Fireplace with inset wood burning stove, wooden mantel and granite hearth, solid oak wood flooring, wall mounted thermostat control, radiator, tv point and double glazed box window to front.

KITCHEN/DINER:

Range of matching base units with solid wood work surfaces and tiled splashback, inset one and half sink bowl and drainer with chrome mixer tap, separate spaces for freestanding Rangemaster cooker, fridge/freezer, washing machine and dishwasher, extractor fan, feature fireplace with mantel and hearth, built in cupboard with shelving, radiator, solid oak wood flooring, door to study, double glazed windows to side and rear and large opening into:



CONSERVATORY:

Solid oak wood flooring, double glazed windows and roof, radiator, space for dining table and chairs and patio doors leading out to the rear garden.

STUDY/SEWING ROOM:

Solid oak wood flooring, radiator, double glazed window to side and further door into:

DOWNSTAIRS SHOWER ROOM:

Fully tiled shower cubicle, low level wc, pedestal wash hand basin with chrome mixer tap, shaver point and light, two chrome ladder style heated towel rails, built in cupboard housing wall mounted Viessmann gas boiler, recessed spotlight, laminate tile flooring, part tiled walling and double glazed windows to side and rear.

FIRST FLOOR LANDING:

Built-in cupboard housing hot water cylinder with slatted shelving above, loft hatch with access to attic, recessed spotlights and double glazed window to side.

BEDROOM:

Radiator, fitted carpet and double glazed window to rear.

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Radiator, fitted carpet and double glazed window to front.

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Radiator, fitted carpet, wall light and dual aspect with double glazed windows to side and rear.

FAMILY BATHROOM:

Roll top freestanding bath with shower attachment, fully tiled shower cubicle with Aqualisa shower, low level wc, pedestal wash hand basin, recessed spotlight, extractor fan, chrome ladder style heated towel rail, shaver point, wall lighting, tile effect vinyl flooring and double glazed window to side.

FURTHER BATHROOM:

Half size bath with shower over and glass shower screen, low level wc, pedestal wash hand basin, chrome ladder style heated towel rail, recessed spotlights, fully tiled walling, vinyl flooring and double glazed windows to rear.

OUTSIDE FRONT:

Gated tarmac drive provides parking for several vehicles that leads to the integral single garage with wooden garage doors along with access either side of the property to the rear garden.



OUTSIDE REAR:

Benefiting from an Indian sandstone paved patio with exterior lighting and brick built wood store area. The remainder of the garden is principally laid to lawn with various flower borders, timber garden shed and shrubs to the fenced boundaries. In addition to the rear is a timber gate leading to a further parcel of land which is an area of natural woodland.

SITUATION:

Crowborough town itself provides 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.

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).

Further parcel of land to rear is included in the sale on a separate title.

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 obtained. 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



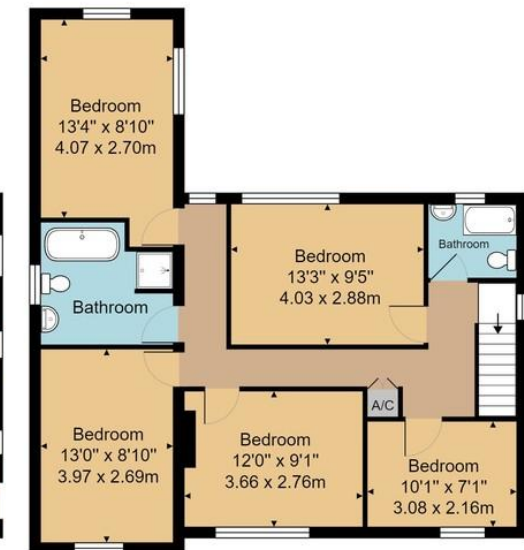
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1805 sq. ft / 167.7 sq. m
(Including 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.