



LITTLE WARREN FARM
CROWBOROUGH - £1,250,000



1 Little Warren Farm

Uckfield Road, Crowborough, East Sussex
TN6 1UB

**Entrance Hall - Sitting Room - Dining Room
Kitchen/Breakfast Room - Utility Room - Integral Double
Garage - Downstairs Cloakroom - Six Bedrooms - Two En
Suites - Two Family Bathrooms - Generous Rear Garden
Off Road Parking**

A distinctive light filled detached home built in 2006, set over three floors and offering extensive, yet warm and inviting accommodation of approximately 3,909 square feet including its integral double garage. To the ground floor the accommodation comprises of a double height sitting room, a separate dining room and a contemporary kitchen/breakfast room all benefiting from French doors opening out to the patio area and garden beyond. In addition is a downstairs cloakroom and accessed via the kitchen/breakfast room is a utility room and in turn the integral double garage. To the first floor is the master bedroom with Juliet balcony and en suite bathroom, two further bedrooms and a family bathroom. To the second floor is a guest bedroom with en suite shower room, two further bedrooms and a further family bathroom. Externally to the front of the property is a driveway providing parking and to the rear is a generous family friendly garden mostly laid to lawn. 1 Little Warren Farm is offered to the market with no onward chain and set within a small development of just three properties down a private lane with excellent access to the Ashdown Forest nearby and Crowborough town centre a couple of miles away.

Timber front door into:

ENTRANCE HALL:

Large floor to ceiling windows, coir matting, wall mounted alarm, column radiator, wood flooring, stairs to first floor and range of doors into:





SITTING ROOM:

A double height sitting room with feature wood burning stove, recently fitted carpet, two radiators, large floor to ceiling windows overlooking the garden with French doors opening out to a patio and garden beyond.

DINING ROOM:

Recently fitted carpet, radiator, wall lighting and French doors opening to the patio and garden beyond.

KITCHEN/BREAKFAST ROOM:

An attractive range of wall and base units with granite worktops and upstands over, inset 6-ring ceramic hob, range cooker with extractor fan and steel splashback, integrated microwave and dishwasher, one and half bowl stainless steel sink with swan neck vegetable washer, freestanding Samsung fridge/freezer, tiled flooring with underfloor heating, LED lighting, French doors opening to the patio and garden and door into:

UTILITY ROOM:

Range of wall and base units with worktops over, stainless steel sink with mixer tap, integrated wine cooler, space for washing machine, further space for tumble dryer, extractor fan, window and door to:

INTEGRAL DOUBLE GARAGE:

Accessed via an electric up/over door and currently used as a gym the garage comprises a EV point, consumer unit, floor mounted Grant oil boiler, strip lighting and access to useful loft ideal for storage.

DOWNSTAIRS CLOAKROOM:

Dual flush low level wc, vanity wash hand basin with storage under, tiled flooring, extractor fan and heated towel rail.

GALLERIED FIRST FLOOR LANDING:

Attractive wooden balustrade with metal inserts, wood flooring, radiator, airing cupboard with shelving and a seating area with a pleasant aspect across the garden.

MASTER BEDROOM:

Built-in wooden sliding wardrobes, carpet as fitted, radiator, window, double doors out to a Juliet balcony and door into:

EN SUITE BATHROOM:

Panelled bath with side taps and shower attachment, walk-in fully tiled shower cubicle with built in shower, dual flush low level wc, twin basins with twin mirrors above and storage under, tiled flooring with underfloor heating, extractor fan and LED lighting.

BEDROOM:

Built-in wooden sliding wardrobes, carpet as fitted, two radiators and double doors opening to a Juliet balcony.

BEDROOM:

Radiator, carpet as fitted and window.

FAMILY BATHROOM:

Panelled bath with side taps and shower attachment, dual flush low level wc, vanity wash hand basin, heated towel rail, tiled flooring with underfloor heating, extractor fan, LED lighting and obscured window.

SECOND FLOOR LANDING:

Continuation of attractive balustrade, radiator and smoke detector.

BEDROOM:

Wardrobe with sliding timber doors, two Fakro roof windows and door into:

EN SUITE SHOWER ROOM:

Dual flush low level wc, large fully tiled walk-in shower cubicle with integrated shower, vanity wash hand basin, heated towel rail, extractor fan and tiled flooring.

BEDROOM:

Currently used as a music/tv room and consisting of a radiator, carpet as fitted, window and additional velux window.

BEDROOM:

Radiator, carpet as fitted and Fakro roof window.

FAMILY BATHROOM:

Panelled bath with side taps and shower attachment, dual flush low level wc, vanity wash hand basin, large walk in fully tiled shower cubicle with integrated shower, extractor fan, LED lighting and tiled flooring.



OUTSIDE FRONT:

Pea shingle drive providing off road parking and access to the double garage.

OUTSIDE REAR:

The garden is of a generous size comprising an Indian limestone patio adjacent to the property with the remainder of the garden principally laid to lawn and enjoying a rural aspect.

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

COUNCIL TAX BAND:

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VIEWING:

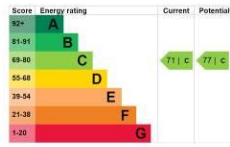
By appointment with Wood & Pilcher Crowborough 01892 665666.

AGENTS NOTE:

The property has private drainage



Approx. Gross Internal Area
(Including Garage)
3909 sq. ft / 363.2 sq. m



Second Floor



Ground Floor



First Floor

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

Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666

Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



