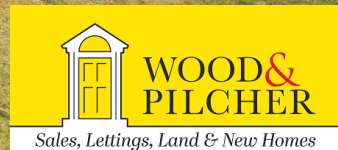




PINEWOOD CHASE  
CROWBOROUGH – OFFERS IN EXCESS OF: £1,000,000



# 7 Pinewood Chase

Crowborough TN6 1TY

**Porch - Entrance Hall - WC - Study - Sitting Room  
Conservatory - Dining Room - Kitchen/Breakfast Room  
Utility Room - Boot Room - First Floor Landing - Master  
Bedroom With En Suite Bathroom - Four Further  
Bedrooms - Family Bathroom - Integral Double Garage  
Off Road Parking - Generous Front & Rear Gardens  
Direct Access to Ashdown Forest**

An extremely well presented five bedroom detached property originally sold by us in the early 1990s and set within a sought after and peaceful location. Located within a cul-de-sac, the property has generous and well maintained gardens enjoying a pleasant woodland aspect to rear with direct access to Ashdown Forest and a large driveway providing off road parking and access to the double garage to front. As currently arranged the accommodation offers a welcoming entrance hall, wc, study, spacious sitting room opening to a conservatory and a separate dining room. The high quality kitchen/breakfast room benefits from direct access to the rear garden and entry into a useful utility room and boot room. To the first floor a galleried landing provides access into the master bedroom with a most attractive and newly renovated en suite bathroom, four further bedrooms and once again a newly fitted family bathroom. This lovely family home offers double-glazing throughout, including the porch and boot room, gas fired central heating and provides great family accommodation in a desirable location. This property is one opportunity that should not be missed.

## **ENTRANCE PORCH:**

Double doors, quarry tiled flooring and timber glass panelled front door opens into:





**ENTRANCE HALL:**

A spacious hall with stairs to first floor, under stairs cupboard housing alarm, Amtico flooring, radiator, wall mounted Hive thermostatic control and doors to:

**WC:**

Low level wc, large ceramic vanity wash hand basin with storage beneath, Amtico flooring, radiator, LED lighting and obscured window to front with fitted blind.

**STUDY:**

Carpet as fitted, radiator and window to front.

**SITTING ROOM:**

A lovely light room featuring a limestone fireplace with surround, hearth and inset remote control gas fire, tv point, two radiators, recently fitted carpet, window to front with fitted blind and sliding doors into:

**CONSERVATORY:**

Fitted blinds, tv point, infrared wall mounted heated, carpet as fitted, two roof windows and sliding doors with access to garden.

**DINING ROOM:**

Tv point, recently fitted carpet, radiator with thermostat and French doors opening out to patio area.

**KITCHEN/BREAKFAST ROOM:**

Quality range of wall, base and drawer plinth units with Minerva worktops over and tiled splashback, one and half bowl stainless steel Pyramis sink with swan mixer tap and inksinkerator food waste disposal unit. Appliances include two hide/slide Neff single ovens, ceramic hob with extractor fan over, dishwasher and floor to ceiling fridge. Porcelain tiled flooring, tv/usb points, LED spot lighting, window to front, French doors opening out to a patio area and door into:

**UTILITY ROOM:**

Base unit with Minerva worktops over and Franke stainless steel sink with swan neck vegetable washer, separate spaces for washing machine and tumble dryer, wall mounted Worcester Bosch boiler, radiator, porcelain tiled flooring, window overlooking rear garden and door into:

**BOOT ROOM:**

Dwarf wall construction with polycarbonate roof, double doors leading out to patio area and door to:

**DOUBLE GARAGE:**

Accessed via twin up/over doors, power and light, overhead storage and window to rear.

**FIRST FLOOR LANDING:**

An attractive galleried landing comprising an airing cupboard with hot water tank and fitted shelving, dropdown ladder with access to part boarded loft with light, recently fitted carpet, roof fitted sun pipe and doors to:

**MASTER BEDROOM:**

Three double wardrobe cupboards with hanging rails and further storage, two radiators, recently fitted carpet, two windows to front and door into:

**EN SUITE BATHROOM:**

Newly renovated bathroom comprising a panelled bath with side taps and shower attachment, fully tiled shower cubicle with rainfall showerhead and separate hand showerhead, dual flush low level wc, twin sinks with motion sensor lit mirror above incorporating a shaver point, wall mounted chrome heated towel rail, tiled flooring, spot lighting, extractor fan and obscured large window to front.

**BEDROOM:**

Two double wardrobe cupboards with hanging rails and further storage, radiator, carpet as fitted and window overlooking rear garden.

**BEDROOM:**

Built-in wardrobe cupboard with hanging rail, radiator, carpet as fitted and window to front.

**BEDROOM:**

Built-in wardrobe cupboard with hanging rail, radiator, carpet as fitted and window to rear.

**BEDROOM:**

Radiator, laminate flooring and window to rear.



**FAMILY BATHROOM:**

Panelled bath with waterfall tap and additional shower attachment, fully tiled shower cubicle, ceramic Rak basin with waterfall tap, shaver point, wall mounted mirrored storage unit, chrome heated towel rail with column radiator insert, tiled flooring, recessed spot lighting, extractor fan and obscured window overlooking rear garden.

**OUTSIDE:**

Large sweeping pea shingle driveway provides ample off road parking with the remainder of the garden being principally laid to lawn with various established trees and planting. To the rear of the property is a large patio area suited for outside entertaining with remote controlled awning, extensive area laid to lawn with an array of shrubs and planting, garden shed, hedge and fence borders and gate leading with direct access to Ashdown Forest.

**SITUATION:**

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge in approximately one hour as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. Crowborough is situated just south of Tunbridge Wells on the A26, about halfway between London and the south coast.

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Freehold

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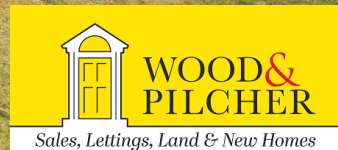


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Carpet as fitted, radiator and window to front.

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**CONSERVATORY:**

Fitted blinds, tv point, infrared wall mounted heated, carpet as fitted, two roof windows and sliding doors with access to garden.

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Dwarf wall construction with polycarbonate roof, double doors leading out to patio area and door to:

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Accessed via twin up/over doors, power and light, overhead storage and window to rear.

**FIRST FLOOR LANDING:**

An attractive galleried landing comprising an airing cupboard with hot water tank and fitted shelving, dropdown ladder with access to part boarded loft with light, recently fitted carpet, roof fitted sun pipe and doors to:

**MASTER BEDROOM:**

Three double wardrobe cupboards with hanging rails and further storage, two radiators, recently fitted carpet, two windows to front and door into:

**EN SUITE BATHROOM:**

Newly renovated bathroom comprising a panelled bath with side taps and shower attachment, fully tiled shower cubicle with rainfall showerhead and separate hand showerhead, dual flush low level wc, twin sinks with motion sensor lit mirror above incorporating a shaver point, wall mounted chrome heated towel rail, tiled flooring, spot lighting, extractor fan and obscured large window to front.

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**OUTSIDE:**

Large sweeping pea shingle driveway provides ample off road parking with the remainder of the garden being principally laid to lawn with various established trees and planting. To the rear of the property is a large patio area suited for outside entertaining with remote controlled awning, extensive area laid to lawn with an array of shrubs and planting, garden shed, hedge and fence borders and gate leading with direct access to Ashdown Forest.

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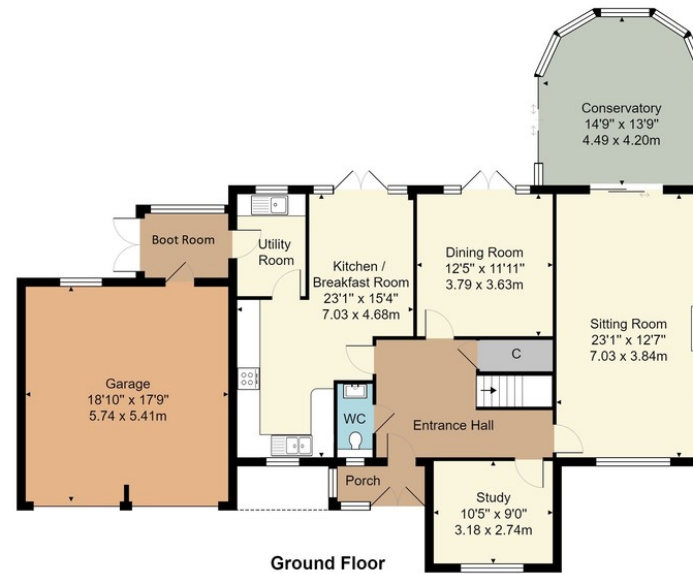
Freehold

**COUNCIL TAX BAND:**

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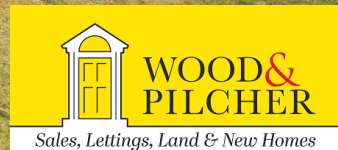
**WOOD & PILCHER**

Sales, Lettings, Land & New Homes





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Crowborough TN6 1TY

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Low level wc, large ceramic vanity wash hand basin with storage beneath, Amtico flooring, radiator, LED lighting and obscured window to front with fitted blind.

**STUDY:**

Carpet as fitted, radiator and window to front.

**SITTING ROOM:**

A lovely light room featuring a limestone fireplace with surround, hearth and inset remote control gas fire, tv point, two radiators, recently fitted carpet, window to front with fitted blind and sliding doors into:

**CONSERVATORY:**

Fitted blinds, tv point, infrared wall mounted heated, carpet as fitted, two roof windows and sliding doors with access to garden.

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Tv point, recently fitted carpet, radiator with thermostat and French doors opening out to patio area.

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Quality range of wall, base and drawer plinth units with Minerva worktops over and tiled splashback, one and half bowl stainless steel Pyramis sink with swan mixer tap and inksinkerator food waste disposal unit. Appliances include two hide/slide Neff single ovens, ceramic hob with extractor fan over, dishwasher and floor to ceiling fridge. Porcelain tiled flooring, tv/usb points, LED spot lighting, window to front, French doors opening out to a patio area and door into:

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**BOOT ROOM:**

Dwarf wall construction with polycarbonate roof, double doors leading out to patio area and door to:

**DOUBLE GARAGE:**

Accessed via twin up/over doors, power and light, overhead storage and window to rear.

**FIRST FLOOR LANDING:**

An attractive galleried landing comprising an airing cupboard with hot water tank and fitted shelving, dropdown ladder with access to part boarded loft with light, recently fitted carpet, roof fitted sun pipe and doors to:

**MASTER BEDROOM:**

Three double wardrobe cupboards with hanging rails and further storage, two radiators, recently fitted carpet, two windows to front and door into:

**EN SUITE BATHROOM:**

Newly renovated bathroom comprising a panelled bath with side taps and shower attachment, fully tiled shower cubicle with rainfall showerhead and separate hand showerhead, dual flush low level wc, twin sinks with motion sensor lit mirror above incorporating a shaver point, wall mounted chrome heated towel rail, tiled flooring, spot lighting, extractor fan and obscured large window to front.

**BEDROOM:**

Two double wardrobe cupboards with hanging rails and further storage, radiator, carpet as fitted and window overlooking rear garden.

**BEDROOM:**

Built-in wardrobe cupboard with hanging rail, radiator, carpet as fitted and window to front.

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**BEDROOM:**

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First Floor



Ground Floor

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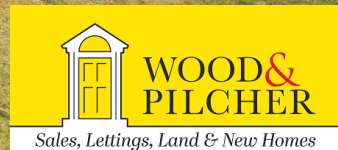
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**OUTSIDE:**

Large sweeping pea shingle driveway provides ample off road parking with the remainder of the garden being principally laid to lawn with various established trees and planting. To the rear of the property is a large patio area suited for outside entertaining with remote controlled awning, extensive area laid to lawn with an array of shrubs and planting, garden shed, hedge and fence borders and gate leading with direct access to Ashdown Forest.

**SITUATION:**

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**TENURE:**

Freehold

**COUNCIL TAX BAND:**

G



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92+	A		
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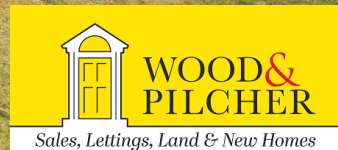
**WOOD & PILCHER**

Sales, Lettings, Land & New Homes





PINEWOOD CHASE  
CROWBOROUGH – OFFERS IN EXCESS OF: £1,000,000



# 7 Pinewood Chase

Crowborough TN6 1TY

**Porch - Entrance Hall - WC - Study - Sitting Room  
Conservatory - Dining Room - Kitchen/Breakfast Room  
Utility Room - Boot Room - First Floor Landing - Master  
Bedroom With En Suite Bathroom - Four Further  
Bedrooms - Family Bathroom - Integral Double Garage  
Off Road Parking - Generous Front & Rear Gardens  
Direct Access to Ashdown Forest**

An extremely well presented five bedroom detached property originally sold by us in the early 1990s and set within a sought after and peaceful location. Located within a cul-de-sac, the property has generous and well maintained gardens enjoying a pleasant woodland aspect to rear with direct access to Ashdown Forest and a large driveway providing off road parking and access to the double garage to front. As currently arranged the accommodation offers a welcoming entrance hall, wc, study, spacious sitting room opening to a conservatory and a separate dining room. The high quality kitchen/breakfast room benefits from direct access to the rear garden and entry into a useful utility room and boot room. To the first floor a galleried landing provides access into the master bedroom with a most attractive and newly renovated en suite bathroom, four further bedrooms and once again a newly fitted family bathroom. This lovely family home offers double-glazing throughout, including the porch and boot room, gas fired central heating and provides great family accommodation in a desirable location. This property is one opportunity that should not be missed.

## **ENTRANCE PORCH:**

Double doors, quarry tiled flooring and timber glass panelled front door opens into:





**ENTRANCE HALL:**

A spacious hall with stairs to first floor, under stairs cupboard housing alarm, Amtico flooring, radiator, wall mounted Hive thermostatic control and doors to:

**WC:**

Low level wc, large ceramic vanity wash hand basin with storage beneath, Amtico flooring, radiator, LED lighting and obscured window to front with fitted blind.

**STUDY:**

Carpet as fitted, radiator and window to front.

**SITTING ROOM:**

A lovely light room featuring a limestone fireplace with surround, hearth and inset remote control gas fire, tv point, two radiators, recently fitted carpet, window to front with fitted blind and sliding doors into:

**CONSERVATORY:**

Fitted blinds, tv point, infrared wall mounted heated, carpet as fitted, two roof windows and sliding doors with access to garden.

**DINING ROOM:**

Tv point, recently fitted carpet, radiator with thermostat and French doors opening out to patio area.

**KITCHEN/BREAKFAST ROOM:**

Quality range of wall, base and drawer plinth units with Minerva worktops over and tiled splashback, one and half bowl stainless steel Pyramis sink with swan mixer tap and inksinkerator food waste disposal unit. Appliances include two hide/slide Neff single ovens, ceramic hob with extractor fan over, dishwasher and floor to ceiling fridge. Porcelain tiled flooring, tv/usb points, LED spot lighting, window to front, French doors opening out to a patio area and door into:

**UTILITY ROOM:**

Base unit with Minerva worktops over and Franke stainless steel sink with swan neck vegetable washer, separate spaces for washing machine and tumble dryer, wall mounted Worcester Bosch boiler, radiator, porcelain tiled flooring, window overlooking rear garden and door into:

**BOOT ROOM:**

Dwarf wall construction with polycarbonate roof, double doors leading out to patio area and door to:

**DOUBLE GARAGE:**

Accessed via twin up/over doors, power and light, overhead storage and window to rear.

**FIRST FLOOR LANDING:**

An attractive galleried landing comprising an airing cupboard with hot water tank and fitted shelving, dropdown ladder with access to part boarded loft with light, recently fitted carpet, roof fitted sun pipe and doors to:

**MASTER BEDROOM:**

Three double wardrobe cupboards with hanging rails and further storage, two radiators, recently fitted carpet, two windows to front and door into:

**EN SUITE BATHROOM:**

Newly renovated bathroom comprising a panelled bath with side taps and shower attachment, fully tiled shower cubicle with rainfall showerhead and separate hand showerhead, dual flush low level wc, twin sinks with motion sensor lit mirror above incorporating a shaver point, wall mounted chrome heated towel rail, tiled flooring, spot lighting, extractor fan and obscured large window to front.

**BEDROOM:**

Two double wardrobe cupboards with hanging rails and further storage, radiator, carpet as fitted and window overlooking rear garden.

**BEDROOM:**

Built-in wardrobe cupboard with hanging rail, radiator, carpet as fitted and window to front.

**BEDROOM:**

Built-in wardrobe cupboard with hanging rail, radiator, carpet as fitted and window to rear.

**BEDROOM:**

Radiator, laminate flooring and window to rear.



**FAMILY BATHROOM:**

Panelled bath with waterfall tap and additional shower attachment, fully tiled shower cubicle, ceramic Rak basin with waterfall tap, shaver point, wall mounted mirrored storage unit, chrome heated towel rail with column radiator insert, tiled flooring, recessed spot lighting, extractor fan and obscured window overlooking rear garden.

**OUTSIDE:**

Large sweeping pea shingle driveway provides ample off road parking with the remainder of the garden being principally laid to lawn with various established trees and planting. To the rear of the property is a large patio area suited for outside entertaining with remote controlled awning, extensive area laid to lawn with an array of shrubs and planting, garden shed, hedge and fence borders and gate leading with direct access to Ashdown Forest.

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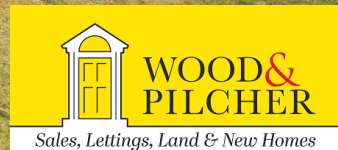
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First Floor



Ground Floor

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