



SHAWFIELD  
CROWBOROUGH - £450,000



# 8 Shawfield

Crowborough, TN6 2DJ

**Entrance Porch - Entrance Hall - Downstairs Cloakroom  
Sitting/Dining Room - Kitchen - Utility Room - Three  
Bedrooms - Family Bathroom - Off Road Parking - Garage  
Landscaped Rear Garden**

A detached family home set in a fabulous elevated location to the end of a small quiet cul-de-sac with stunning views over woodland and Rotherfield beyond. The accommodation to the ground floor offers a downstairs cloakroom, a spacious sitting/dining room with open fireplace and access to a locally built and extremely large L-shaped conservatory located to the rear overlooking the garden. The shaker style kitchen includes an eye level oven, a gas hob and direct access into a useful utility room with direct access to the rear garden. To the first floor are three bedrooms, two with fitted wardrobes and a family bathroom. Externally advantages include off road parking, use of a single garage and to the rear is a beautiful, landscaped garden with established planting, an expanse of lawn, two paved patio areas and a pergola.

Steps lead to a double glazed front door opening into:

#### **ENCLOSED PORCH:**

Coats hanging area with shelving above, tiled flooring, recessed spot lights, double glazed window to front and double glazed door into:

#### **ENTRANCE HALL:**

Wood effect laminate flooring, radiator, Honeywell wall mounted heating thermostat, smoke alarm, understairs cupboard housing the electric consumer unit and double glazed window to side.

#### **DOWNSTAIRS CLOAKROOM:**

Low level wc, wash hand basin with tiled splashback, towel rail, continuation of wood effect flooring, radiator and obscured double glazed window to side.

#### **SITTING/DINING ROOM:**

A bright and airy room with the sitting area featuring an open fire with attractive stone surround, hearth and mantle, continuation of wood effect laminate flooring, wall lighting, radiator, two double glazed windows, one to side and one to the front overlooking the front garden and lovely woodland views. Wood effect laminate flooring continues into: Dining area with ample room for table and chairs, radiator and double glazed French doors leading out to:



**CONSERVATORY:**

An extremely large vaulted conservatory built locally and consisting of wall lighting, wood effect laminate flooring and double glazed French doors opening out to the rear garden.

**KITCHEN:**

A shaker style kitchen fitted with a range of high and low level units incorporating under unit lighting, black granite work surfaces and Butler sink with swan mixer tap. Integrated eye level Neff fan assisted oven with drawer storage beneath, 4-ring gas hob with extractor fan above and separate spaces for a dishwasher and washing machine. Double glazed window overlooking the rear garden along with an obscured double glazed door leading to:

**UTILITY ROOM:**

Granite effect roll top work surfaces with an area of drawer storage, space for a tumble dryer and separate spaces for a low level fridge and freezer. Wall mounted Bosch boiler, vinyl flooring, double glazed windows to both sides and a double glazed door to rear garden.

**FIRST FLOOR LANDING:**

Carpet as fitted, double glazed window to side, hatch to loft which is fully boarded with light, large airing cupboard housing hot water tank with slatted wooden shelving above.

**MAIN BEDROOM:**

Two sets of double fitted wardrobes with glass fronted doors offering hanging rail and shelving space, additional open fitted shelving with drawer storage below and two bedside fitted drawer storage units. Carpet as fitted, radiator and double glazed window to front with superb views of woodland and Rotherfield beyond.

**BEDROOM:**

Fitted double wardrobe with glass fronted doors, carpet as fitted, radiator and double glazed window overlooking the rear garden with fitted roller blind.

**BEDROOM:**

Carpet as fitted, radiator and double glazed window to side.

**FAMILY BATHROOM:**

Comprising a tiled panelled bath with mixer tap, wall mounted Trivi shower over with separate handheld attachment, low level wc, wash hand basin, wall mounted heated towel rail, large cupboard with slatted wooden shelving, tiled flooring with underfloor heating, fully tiled walling, extractor fan, recessed spot lights and obscured double glazed window to front with fitted roller blind.

**OUTSIDE FRONT:**

A concrete driveway provides off road parking for numerous vehicles that leads to a garage accessed via up/over door and consisting of concrete flooring and electric strip lighting. The remainder of the garden is principally laid to lawn with an array of flower bed borders and established planting. A wooden gate provides side access.



### OUTSIDE REAR:

The sunny south west facing landscaped tiered garden benefits from extensive exterior lighting, two Indian sandstone paved patios ideal for outside entertaining, attractive sleeper borders and a wooden pergola. Advantages include a selection of mature trees, shrubs and raised flower bed borders. In addition is an area of lawn, wooden shed and electric wall mounted sockets.

### SITUATION:

Crowborough town provides an excellent range of shopping facilities including a bank, post office, doctors, dentists, supermarkets and an array of independent shops and retailers. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including several golf courses 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 and a good range of schooling including the grammar schools.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### VIEWING:

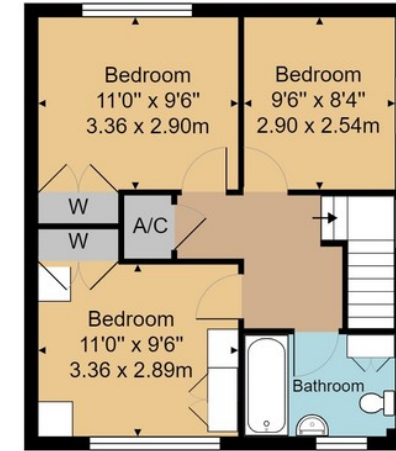
By appointment with Wood & Pilcher Crowborough 01892 665666.

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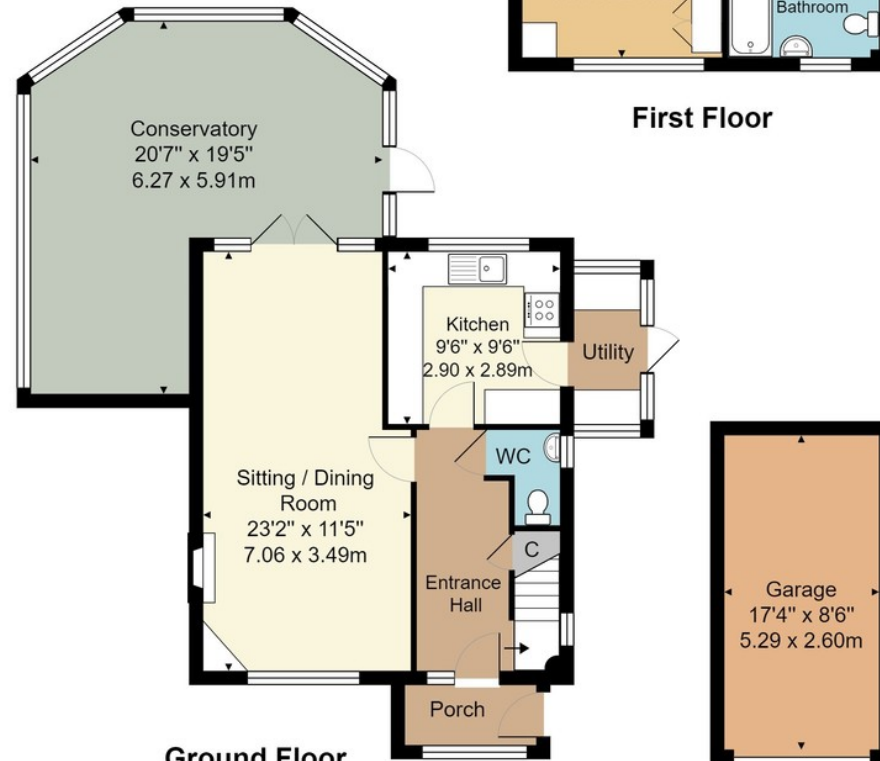


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First Floor



Ground Floor

House Approx. Gross Internal Area 1281 sq. ft / 119.0 sq. m  
Garage Approx. Internal Area 148 sq. ft / 13.8 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.