



HARLEQUIN LANE
CROWBOROUGH - £1,175,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Capella

Harlequin Lane
Crowborough TN6 1HU

**Covered Entrance Porch - Entrance Hall - Sitting Room
Study - Downstairs Cloakroom - Family Room
Kitchen/Diner - Galleried First Floor Landing - Main
Bedroom With En Suite Bathroom - Guest Suite with En
Suite Shower Room - Two Further Bedrooms - Family
Shower Room - Driveway - Double Garage - Store Room
Well Tended and Established Gardens**

Set in a good size plot in one of Crowborough's most sought after areas in this immaculately presented family house. Capella is a fine mix of contemporary and classical design and features an incredibly high standard of fixtures and fittings which compliment this much loved and renovated home, now suiting modern day family living. Further advantages include a southerly facing rear garden which has been thoughtfully planted with an array of colourful plants and shrubs, a double garage and an extensive driveway providing ample off road parking. Very rarely do we find properties of this quality of finish and attention to detail and we encourage an early viewing of this spacious home

COVERED ENTRANCE PORCH:

Bench seat, log store, flagstone floor and solid oak front door with glass panelling opens into:

ENTRANCE HALL:

Coir entrance matting, two windows to front, stairs to first floor, double cupboard with storage unit and hanging area, understairs cupboards, column radiator, Amtico flooring, radiator with ornate wood cover and LED lighting.





SITTING ROOM:

Feature wood burner with flue and slate hearth, oak flooring with underfloor heating and thermostat, dual aspect with box bay window to front and aluminium bifold doors open to a rear patio.

STUDY:

Areas of built-in wooden shelving, carpet as fitted, radiator and window overlooking the rear garden.

DOWNSTAIRS CLOAKROOM:

Dual flush low level wc, wall mounted wash basin, column radiator, LED lighting, Amtico flooring and obscured window to rear.

FAMILY ROOM:

Feature fireplace with limestone surround incorporating a multi-fuel burner with slate hearth, timber flooring, radiator, box bay window to front and further window to side.

KITCHEN/DINER:

A spacious room comprising a range of wall and base units with granite worktops and upstands over along with a one and half bowl composite sink with mixer tap and drainer. Integrated appliances include a Neff induction oven with extractor fan over, eye level twin ovens and a dishwasher. In addition is a centre island unit with granite worktops, integrated fridge and drawer storage beneath, area for dining furniture, wood flooring, column radiator, LED lighting and a door with side access.

UTILITY ROOM:

Space for washing machine, tumble dryer and American style fridge/freezer, wall mounted Viessman gas boiler, wall mounted slimline heater, timber flooring, window to rear and door opening to the rear garden.

FIRST FLOOR LANDING:

A dual aspect galleried landing with windows to front and rear and featuring an attractive balustrade, cupboard housing hot water tank with shelving and thermostat. radiator with wooden ornate cover and loft access via dropdown ladder.

MAIN BEDROOM:

Dual aspect with windows to front and rear, built-in wardrobe cupboards with additional storage above, column radiator, carpet as fitted, LED lighting and door into:

EN SUITE BATHROOM:

Of a good size and comprising a panelled bath with tiled surround and shower attachment over, low level wc, pedestal wash hand basin, tiled cubicle with integrated Aqua lisa shower, fitted storage cupboards, extractor fan, LED lighting, column radiator, wood laminate flooring, feature mirrored wall and obscured window to rear.

GUEST BEDROOM:

Carpet as fitted, LED lighting, column radiator, window to front and door into:

EN SUITE SHOWER ROOM:

Tiled cubicle with integrated Aqualisa, low level wc, wash basin with storage beneath, chrome heated towel rail, feature mirrored wall, tiled flooring and LED lighting.

BEDROOM:

Wardrobe cupboard with sliding doors, further cupboard providing hanging space and shelving, column radiator, carpet as fitted and window to side.

BEDROOM:

Column radiator, carpet as fitted, LED lighting, further loft access and window to rear overlooking the garden.

SHOWER ROOM:

Tiled cubicle with integrated rainfall showerhead and separate shower attachment, low level dual flush wc, vanity wash hand basin with storage beneath, chrome heated towel rail, extractor fan, tiled flooring, LED lighting and obscured window to side.

OUTSIDE FRONT:

Large sweeping gravel driveway with parking for numerous vehicles with exterior lighting and encompasses an attractive generous area of garden with a selection of trees and principally laid to lawn. Two up/over doors provide access into a double garage with useful storage areas, power and light and external wood store.

OUTSIDE REAR:

A lovely garden comprising a large patio area suited for outside entertaining and dining with the majority of the garden being predominately laid to lawn with an attractive array of planting and flowering shrubs. In addition is a useful store room with power and light, a double glazed timber summerhouse currently used as a gym to the rear of the garden and to the side of the property is a further walled area of garden with an additional seating area.



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. 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

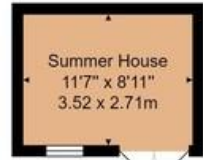
COUNCIL TAX BAND:

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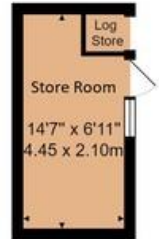
VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

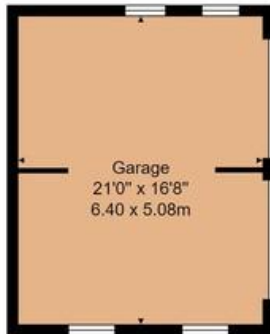




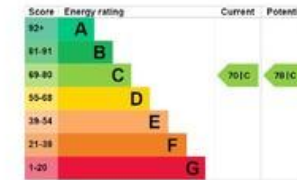
Area: 103 ft² ... 9.6 m²



Area: 100 ft² ... 9.3 m²



Area: 350 ft² ... 32.5 m²



House Approx. Gross Internal Area
2306 sq. ft / 214.3 sq. m
(Excluding Outbuildings)

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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