



GROVE HOUSE ERIDGE ROAD  
CROWBOROUGH - £1,075,000



HARTRIDGE DEVELOPMENTS LIMITED



WOOD & PILCHER

Sales, Lettings, Land & New Homes



# Grove House

Eridge Road, Crowborough, TN6 2XA

**Spacious Entrance Hall - Cloakroom - Large Sitting Room - Study - Kitchen/Diner With Integrated Appliance & Bi Fold Doors To Garden - Utility Room - Family Room With Bi Fold Doors To Garden - Spacious First Floor Landing - Master Bedroom With En Suite Shower Room - Second Bedroom With En Suite Shower Room - 3 Further Bedrooms - Family Bathroom - Front Garden With Double Garage & Driveway Providing Off Road Parking - Good Sized Rear Garden**

A select development of three brand new five bedroom detached executive homes built to a high standard and situated close to the popular town of Crowborough, local schooling and the A26.

Grove House offers an extremely spacious and adaptable family home arranged over two floors with generous accommodation throughout built to a very high standard by Birkby Construction. These include burglar alarm system, 'Vaillant' air source heat pump to provide central heating and hot water, underfloor heating to the ground floor and radiators to the first floor. Tiled floors to kitchen, utility and bathrooms and carpets to the remaining rooms. Good sized patio area and turf to rear gardens, outside lighting, power point and tap. Double garage with electric up and over door and power and light.





**Front door leading to:**

**SPACIOUS ENTRANCE HALL:**

Staircase to first floor landing with understairs cupboard, luxury vinyl tile flooring. Door to storage cupboard housing the pressurised hot water system, underfloor heating control.

Doors leading to:

**CLOAKROOM:**

Comprising of a wall hung 'Roca' wc with concealed cistern, wall mounted 'Roca' wash hand basin inset to vanity unit with mixer tap over, illuminated mirror, tiled flooring, recessed ceiling spotlights. Frosted window.

**SITTING ROOM:**

A good sized room with window to the front, central ceiling pendant, underfloor heating control. TV, satellite points, cat 6 point and additional wall mounted provisions.

**STUDY:**

Window to front, underfloor heating control. TV and cat 6 point.

**KITCHEN/DINER:**

Spacious well fitted 'Cribbit' kitchen comprising of a range of wall and base units with quartz worktops and upstands, central island having a further range of cupboards and drawer beneath, concealed lighting. Built in 'Siemens' five ring induction hob with splashback and 'Siemens' glass extractor above, eye level 'Siemens' oven and separate 'Siemens' microwave. Built in 'Siemens' dishwasher and 'Siemens' full height integrated fridge. One and a half bowl stainless steel under mount sink with mixer tap. Spacious seating and dining area. Recessed ceiling spotlights. Bi-fold doors to the garden. Door to:

**UTILITY ROOM:**

Matching range of wall mounted cupboards, quartz worktops. Integrated 'Siemens' washing machine and tumble dryer, 'Siemens' full height integrated freezer. Door to side.

Double doors lead from the kitchen/diner to:

**FAMILY ROOM:**

Bi-fold doors to the garden, underfloor heating control. TV and cat 6 point.

**SPACIOUS FIRST FLOOR LANDING:**

Balustrade handrail return. Access to loft with loft ladder. Recessed ceiling spotlights, ceiling pendant, radiator. Window to the front. Doors leading to:

**MASTER BEDROOM:**

Window to rear, radiator, heating control, TV and cat 6 point. Space for wardrobe. Door to:

**EN SUITE SHOWER ROOM:**

Fitted with a large walk in shower cubicle having rainfall head and separate hand held shower attachment, wall hung 'Roca' wc with concealed cistern, wall mounted 'Roca' wash hand basin inset to vanity unit with mixer tap over, large feature illuminated mirror, heated towel rail, fully tiled walls, tiled flooring, extractor fan, recessed ceiling spotlights. Frosted window to the side.

**BEDROOM:**

Window to front, radiator, TV and cat 6 point. Space for wardrobe. Door to:

**EN SUITE SHOWER ROOM:**

Fitted with a good sized walk in shower cubicle having rainfall head and separate hand held shower attachment, wall hung 'Roca' wc with concealed cistern, wall mounted 'Roca' wash hand basin inset to vanity unit with mixer tap over, large feature illuminated mirror, heated towel rail, fully tiled walls, tiled flooring, extractor fan, recessed ceiling spotlights. Frosted window to the side.

**BEDROOM:**

Window to front, radiator, TV and cat 6 point.

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**FAMILY BATHROOM:**

Fitted with a matching suite comprising of bath with chrome mixer tap and chrome handheld shower attachment, walk in shower cubicle having chrome rainfall head and separate chrome hand held shower attachment, wall hung 'Roca' wc with concealed cistern, wall mounted 'Roca' wash hand basin inset to vanity unit with chrome mixer tap over, large feature illuminated mirror, heated towel rail, fully tiled walls, tiled flooring, extractor fan, recessed ceiling spotlights. Frosted window.

**OUTSIDE FRONT:**

Double garage with electric up and over door and driveway providing off road parking.

**OUTSIDE REAR:**

Good sized rear garden laid to lawn with patio, lighting, electric, tap and fencing to boundaries.







**SITUATION:**

Set on the southern fringe of the town you get the best of both worlds combining rural and town living with Tunbridge Wells Pantiles, Old High Street and railway station approximately 1 - 1.5 miles walking distance. Open countryside and woodland walks are on the doorstep with Hargate Forest, Friezland Wood, High Rocks, Eridge and Harrison Rocks and Broadwater Warren. There are good road links to the A26 and A21. The spa town of Tunbridge Wells offers independent and high street shops, sporting facilities such as cricket and golf clubs as well as independent gyms and Tunbridge Wells leisure centre. Food and music events regularly take place on the Pantiles in the parks and at the theatres. Tunbridge Wells attracts many buyers from the surrounding areas, London and abroad for multiple reasons, not least because the proximity to London for commuters but especially due to vast array of good schools for all ages. The grammar schools are a particular pull to the area with two boys grammars and one girls grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

**SERVICES:**

All mains services connected.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

TBC

**VIEWING:**

By appointment with Wood & Pilcher 01892 665666

**AGENTS NOTE:**

Please be advised that there will be a pumping station in the curtilage of the property in order to discharge to the main sewer in Eridge Road.

**AGENTS NOTE 1:**

We have also been advised by the developer they are retaining a right of way to the front of the property in order to gain access to their retained area of land to the side of the property.

**AGENTS NOTE 2:**

Please note the internal images are of Thorfield House, another plot on this small development.





Ground Floor



First Floor



House Approx. Gross Internal Area 2584 sq. ft / 240.1 sq. m  
 Garage Approx. Internal Area 362 sq. ft / 33.6 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.

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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