

REAR VIEW



WARREN ROAD
CROWBOROUGH - £1,000,000



Woodlands

Warren Road, Crowborough, TN6 1TX

**Porch - Entrance Hall - Sitting Room - Playroom/Study
Kitchen/Breakfast Room - Utility Room - Downstairs
Shower Room - Orangery - Four Bedrooms - En Suite
Shower Room - Family Bathroom - Double Garage - Off
Road Parking - Wraparound Gardens**

Built in 2015 by the current owners is this well presented detached family home, set in a fabulous location with beautiful far reaching views over farmland and Ashdown Forest to the front and woodland views to rear. Advantages include wraparound gardens, off road parking and a detached double garage. The accommodation comprises a porch leading into an entrance hall, sitting room with wood burning stove and bifold doors, a playroom/study and considered to be the hub of the home is the kitchen/breakfast room with many of the usual kitchen appliances that opens naturally to a oak framed orangery and direct access to the rear garden. Completing the ground floor accommodation is a utility room and downstairs shower room. From the part galleried first floor landing is access to four bedrooms, one with en suite shower and a modern family bathroom serves the remaining bedrooms.

PORCH:

Part vaulted hall way with exposed brick walling and comprising a coats hanging area, traditional style floor tiling and wooden door opening into:

ENTRANCE HALL:

floating shelving, oak flooring, wall mounted Intercom control panel, under stairs storage cupboard, recessed LED spot lighting and a traditional style radiator.





SITTING ROOM:

Corner wood burning stove, ceiling surround sound speakers, oak flooring, traditional style radiator, recessed LED spot lighting, window to front and bi-fold doors leading out to a patio and garden beyond.

PLAYROOM/STUDY:

Currently used as a playroom with oak flooring, traditional radiator, recessed LED spot lighting and window to front with far reaching views.

KITCHEN/BREAKFAST ROOM:

A Shaker style kitchen featuring a range of high and low level units with under unit lighting, wooden roll top worksurfaces and a Butler sink with swan mixer tap. Appliances include a high level fan assisted double oven, 4-ring electric hob, dishwasher, fridge/freezer and slimline wine fridge. Wall mounted modern radiator, oak flooring, plenty of room for breakfast table and chairs, recessed LED spotlighting, smoke alarm, ceiling surround sound speakers, window to orangery and window with fitted blind overlooking the rear garden.

UTILITY ROOM:

Space for washing machine and dryer, base units, floating shelving, wall mounted modern radiator, coats hanging area, oak flooring, door to side access and door to:

DOWNSTAIRS SHOWER ROOM:

Large tiled shower cubicle with rainfall showerhead and mixer tap, low level wc, sink set into vanity unit with shelving and tiled splashback, chrome heated towel rail, surround sound ceiling speakers, oak flooring, recessed LED spot lighting and obscured window to side.

OAK FRAMED ORANGERY:

A beautiful, vaulted and naturally lit room with numerous windows and two sets of bi-fold doors leading out to the patio and garden beyond. Other features include exposed oak beams, oak flooring and a mix of traditional and modern style radiators.

FIRST FLOOR LANDING:

Cupboard housing hot water cylinder, loft hatch, Honeywell and underfloor heating thermostats, carpet as fitted and a smoke alarm.

BEDROOM:

Built-in wardrobe with hanging rail, carpet as fitted, traditional style radiator, recessed spotlighting, underfloor heating thermostat, window to front with far reaching views and door into:

EN SUITE SHOWER ROOM:

Tiled cubicle with shower and mixer tap, low level wc, sink with mixer tap and tiled splashback set into a vanity unit with drawer storage, chrome heated towel rail, oak flooring, extractor fan, recessed spotlight, ceiling surround sound speaker and window to side.

BEDROOM:

Dual aspect with windows and blinds to side and rear garden, carpet as fitted, traditional radiator and recessed spot lighting.

BEDROOM:

Dual aspect with lovely far reaching views to front and comprising a traditional style radiator, carpet as fitted and recessed LED spot lighting.

BEDROOM:

Carpet as fitted, traditional style radiator, recessed spot light and window to rear with fitted blind.

FAMILY BATHROOM:

Panelled bath with mixer tap, low level wc, sink set into vanity unit with shelving, ceiling surround sound speaker, chrome towel rail, tiled flooring, part tiled walling, recessed LED spotlighting, extractor fan and window to rear with fitted blind.

OUTSIDE:

Access is via electronically operated double wooden gates opening to a paved driveway with a generous area of parking. Key fob operated doors provide access into a double garage comprising electric strip lighting, concrete flooring and a storage area. Attached to the garage is an open area, perfect as a log store. The property benefits from fabulous views to the front and woodland views to rear and consists of large wraparound gardens principally laid to lawn with sleeper enclosed raised flower beds. In addition is a Sussex stone rockery, paved limestone patio, decked barbeque area and a further decked patio leading to an open vaulted wooden summerhouse. In addition is a wooden chicken coup with fenced area with all of the gardens being enclosed by fence and hedge boundaries.

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 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. 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.

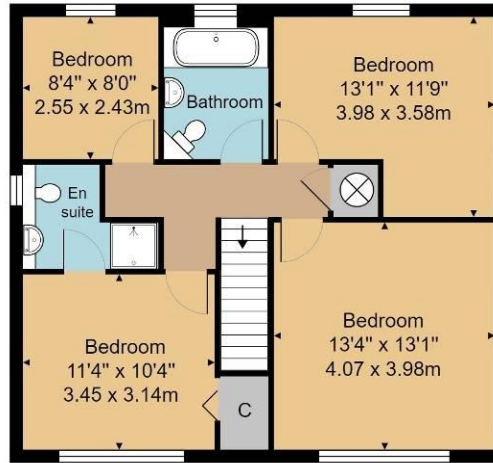
AGENTS NOTE:

This property has private drainage.



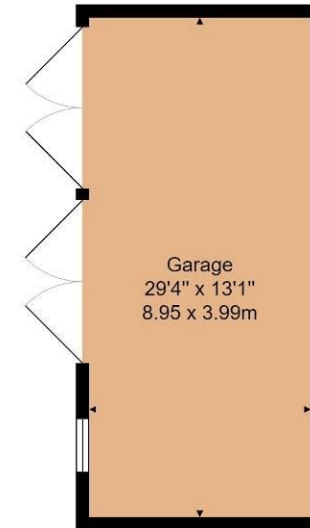


Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



House Approx. Gross Internal Area 1876 sq. ft / 174.3 sq. m
 Garage Approx. Internal Area 384 sq. ft / 35.7 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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