



WINSCOMBE GARDENS
CROWBOROUGH - OFFERS IN THE REGION OF £895,000



1 Winscombe Gardens

Beacon Road, Crowborough,
East Sussex, TN6 1UL

**Entrance Porch - Entrance Hall - Study - Family Room
Sitting Room - Kitchen/Diner - Utility Room - WC - Main
Bedroom With En Suite Shower Room - Three Further
Bedrooms - Family Bathroom - Integral Double Garage
Off Road Parking - Front & Rear Gardens**

Situated on the edge of town close to the Beacon Golf Course this spacious family home was constructed in 2008 to a good specification. The property is set in a private no through lane with the added benefit of no onward chain and brought to the market with four double bedrooms including en suite facilities to the main bedroom, an integral double garage and gardens surrounding the property. Further advantages include three reception rooms, a generous kitchen/diner, utility room and solar power water heating.

ENTRANCE PORCH:

Leaded glass timber front door opens into:

ENTRANCE HALL:

Coir entrance matting, porcelain tiled flooring, two windows to front, stairs to first floor, radiator, under stairs cupboard and wall mounted alarm panel.

STUDY:

Radiator, carpet as fitted, inset spot lighting and bay window to front.

FAMILY ROOM:

Radiator, carpet as fitted and bay window to front.





HAPPY VALLEY
SLIGO
SHEFFIELD
SHEFFIELD
HANOI
PARIS
BARCELONA
SEAFORTH

SITTING ROOM:

Feature fireplace with gas effect fire, marble mantle, surround and granite hearth, inset spot lighting, radiator, tv points, carpet as fitted and dual aspect with window to side and windows to rear with patio doors opening to the garden.

WC:

Low level wc, vanity wash hand basin with storage below, radiator, porcelain tiled flooring, inset spot lighting and obscured window to rear.

KITCHEN/DINER:

Kitchen:

Fitted with a range of wall and base units with granite worktops and upstands over and a one and half bowl stainless steel sink with swan mixer tap. Appliances include an inset 5 ring Neff gas hob with extractor fan over and pan drawers below, eye level twin ovens and an integrated dishwasher and American style fridge/freezer. Porcelain tiled flooring continues into:

Dining Area:

Space for dining furniture, radiator, inset spot lighting, two windows to rear and large glass panelled doors opening directly to the rear patio, window to side and door into:

UTILITY ROOM:

Base and wall units, stainless steel sink with mixer tap, radiator, window to rear, glass panelled timber door opening to rear and door into:

INTEGRAL DOUBLE GARAGE:

Accessed via double up/over doors and comprising a storage area, wall mounted gas boiler, concrete flooring, strip lighting, power points and door to rear garden.

FIRST FLOOR LANDING:

A galleried landing with loft access via dropdown ladder, cupboard housing pressurised hot water system, carpet as fitted and window to rear.

MAIN BEDROOM:

Walk-in wardrobe, additional wardrobe cupboard, carpet as fitted, radiator, inset spot lighting, bay window to front and door into:

EN SUITE SHOWER ROOM:

Tiled enclosure with integrated shower, dual flush low level wc, vanity wash hand basin with storage under, feature mirrored wall, shaver point, chrome heated towel rail, inset spot lighting, extractor fan, tiled flooring and obscured window to front.

BEDROOM:

Wardrobe cupboards providing hanging areas, carpet as fitted, radiator, inset spot lighting and bay window to rear.

BEDROOM:

Radiator, carpet as fitted and bay window to front.

BEDROOM:

Radiator, carpet as fitted and window to side.

FAMILY BATHROOM:

Panelled bath with integrated shower over and tiled surround, dual flush low level wc, vanity wash hand basin, granite worktop with mirrored walling, chrome heated towel rail, inset spot lighting, extractor fan and window to side.

OUTSIDE FRONT:

The front area of garden consists of a pea shingled drive providing off road parking and enclosed by hedge borders and picket fence.

OUTSIDE REAR:

Enjoying a patio area adjacent to the property with brick built barbecue, ideally suited for outside entertaining. The remainder of the garden is principally laid to lawn with hedge borders.

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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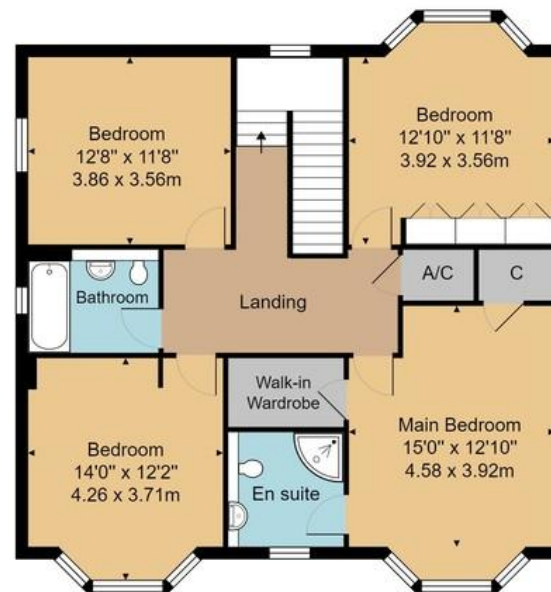
VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

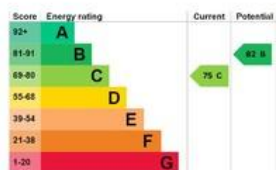




Ground Floor



First Floor



House Approx. Gross Internal Area 2058 sq. ft / 191.2 sq. m
 Approx. Gross Internal Area (Incl. Garage) 2375 sq. ft / 220.7 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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