

REAR VIEW



OLD LANE, ST JOHNS  
CROWBOROUGH - £825,000



Sales, Lettings, Land & New Homes



# Hawkwood South

Old Lane, St. Johns, Crowborough, TN6 1RD

**Entrance Porch - Entrance Hall - Study - Kitchen/Breakfast Room - Utility Room - Cloakroom - Sitting Room - Large Conservatory - First Floor Landing - Main Bedroom With Balcony - Three Further Bedrooms - Shower Room Family Bathroom - Driveway Providing Off Road Parking Large Timber Carport - Timber Garage Southerly Facing Rear Gardens**

Set within a plot size of 0.32 of an acre is this attached, characterful and unique 1910 Edwardian property benefiting from stunning southerly facing rear gardens, a double car port and separate timber garage. The accommodation comprises an entrance porch, entrance hall with stairs to first floor, a study and a generous kitchen/breakfast room with bar stool seating area and wood burning stove. Accessed from the kitchen/breakfast room is a dual aspect sitting room and a large conservatory with direct access out to the rear patio and beautiful gardens. To the first floor is the main bedroom with walk-in wardrobe and access out to a balcony, three further bedrooms, a spacious family bathroom and a separate shower room. The semi-rural location of this home is sought after, being within The Warren area of Crowborough and offering convenient walking access direct to Ashdown Forest and into Crowborough town. Over the years this much loved home has been sensitively and sympathetically updated to a high standard and should be viewed to appreciate the appeal and quality on offer.

Leaded glass panelled timber door through to:

## **ENTRANCE PORCH:**

Quarry tiled flooring, obscured glass timber door through to:







**ENTRANCE HALL:**

Window to front, tiled flooring, timber door to understairs cupboard with hanging area, consumer unit and electricity meter. Stairs to first floor.

**STUDY:**

Feature fireplace with quarry tiled mantle, brick surround and quarry tiled hearth with flame effect gas fire. Radiator with thermostat, fitted carpet. Double glazed window to rear overlooking conservatory.

**KITCHEN/BREAKFAST ROOM:**

Fitted with a range of wall and base units with granite worktops and tiled splashbacks. 'AEG' four ring ceramic hob with extractor fan over. Eye level twin oven. One and a half bowl stainless steel sink with swan mixer tap. Integrated dishwasher and microwave, LED inset lighting. Large centre island with wood effect worktop over, wine storage, pan drawers and breakfast bar area. Wood burning stove with Indian riverbed stone hearth. Two double glazed windows to front and wooden stable door leads into:

**UTILITY/BOOT ROOM:**

Cupboards to one wall with storage above. Large Butler sink with swan mixer tap, space for washing machine, tumble dryer and fridge/freezer, quarry tiled flooring, coats hanging area, radiator with thermostat. Double glazed window to side and door opening to the front of the property.

**CLOAKROOM:**

Dual flush low level wc, pedestal wash hand basin, quarry tiled floor, tiled surrounds, heated towel rail, extractor fan. Obscured double glazed window to front.

**SITTING ROOM:**

Double aspect room with double glazed box bay to rear and double glazed window to side. Radiator with thermostat, fitted carpet. Feature fireplace with quarry tiled mantle, brick surround and quarry tiled hearth and inset iron basket.

**LARGE CONSERVATORY:**

Tiled flooring with underfloor heating, double glazed surrounds, four roof windows. Bi-fold doors opening onto the garden with southerly aspect.

**FIRST FLOOR LANDING:**

Double glazed window to front, loft access with drop down wooden ladder and housing gas fired boiler, airing cupboard with slatted shelving.

**MAIN BEDROOM:**

Double glazed box bay window to rear. Walk in wardrobe cupboard with hanging areas, spotlight and window to front. Glass panelled timber door to roof terrace.

**BALCONY:**

Timber balustrades and timber decking with seating area, outside light and views over the rear garden.

**BEDROOM:**

Feature fireplace with quarry tiled mantle, brick surround with brick recess, radiator with thermostat, fitted carpet. Double glazed window overlooking the garden.

**BEDROOM:**

A further double bedroom with double glazed window overlooking the garden. Recessed fireplace with brick surround and brick hearth. Radiator, fitted carpet.

**BEDROOM:**

A further double bedroom being double aspect with double glazed windows to front and side. Radiator, fitted carpet.

**LARGE FAMILY BATHROOM:**

Impressive room fitted with a large walk in shower cubicle with tiled surrounds, rainfall head shower with integrated taps, freestanding roll top bath with side taps, dual flush low level wc, vanity wash hand basin. Tiled flooring, two chrome heated towel rail, shaver points, floor to ceiling built in shelving, LED lighting, extractor fan.

**SHOWER ROOM:**

Fitted with an enclosed shower with tiled surrounds, side taps and rainfall shower head, dual flush low level wc, vanity wash hand basin with storage under, tiled surrounds. Chrome heated towel rail, shaver point, inset LED lighting, extractor fan. Obscured double glazed window to side.

**OUTSIDE FRONT:**

Approached via a shared tarmac driveway to two other properties with a large timber carport with power and light, off road parking, timber garage with covered wood store.







**OUTSIDE REAR:**

The southerly facing rear gardens are not overlooked and offer a great deal of seclusion. There is a large patio that sweeps around the property, ideal for outside table and chairs with outside light. The remainder of the garden is principally laid to lawn with mature trees and shrubs including rhododendrons and azaleas. The ornamental pond is a feature with timber seating areas around. Located to the side of the property is a useful outside tap and sink along with a large workshop of brick construction with tiled roof and additional store.

**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

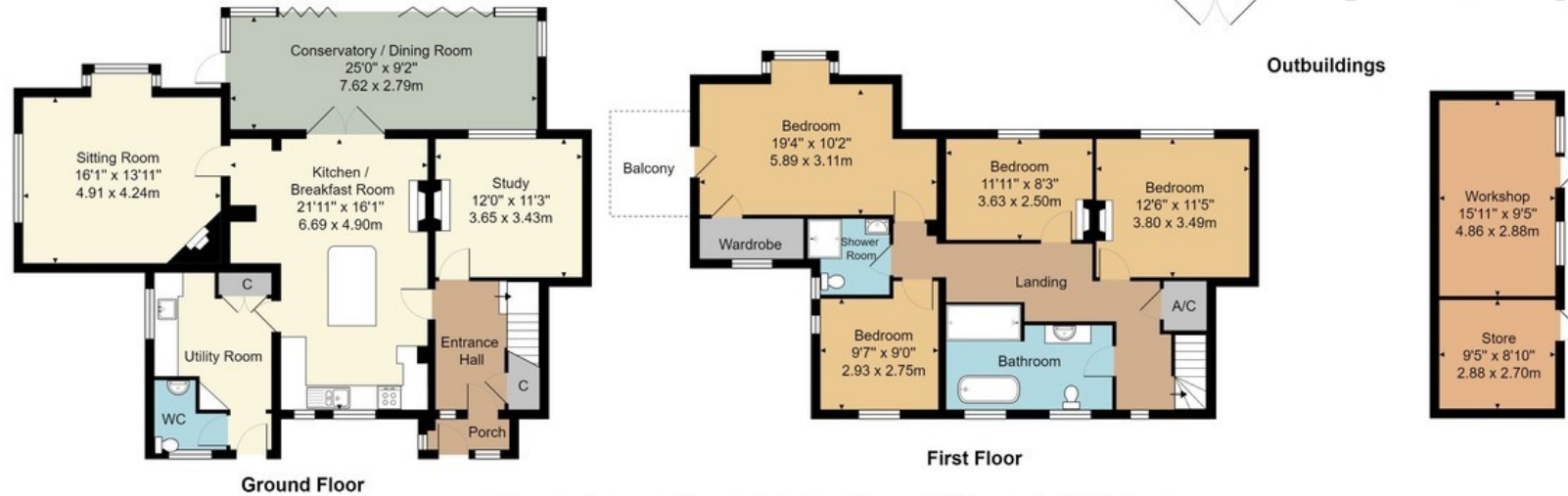
**COUNCIL TAX BAND:**

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**VIEWING:** By appointment with Wood & Pilcher 01892 665666



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



House Approx. Gross Internal Area 2112 sq. ft / 196.2 sq. m  
 Outbuilding Approx. Gross Internal Area 654 sq. ft // 60.7 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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