



BEACON ROAD WEST
CROWBOROUGH - £1,375,000



Pinecroft

Beacon Road West, Crowborough
TN6 1QL

**Oak Covered Entrance - Entrance Hall - Cloakroom - Sitting Room with Dining Area - Kitchen/Breakfast Room - Utility Room - Cinema Room - Study - Reception Room/Bedroom
Galleried First Floor Landing - Main Bedroom With Dressing Room & En Suite Bathroom - Guest Bedroom With En Suite Shower Room - Three Further Bedrooms
Family Bathroom - Gravelled Driveway With Parking Cart Lodge - South Westerly Facing Rear Garden**

Pinecroft is in a highly desirable address within Crowborough Warren and offered to the market with no onward chain. This substantial and exquisitely presented detached family home has been extended and internally remodelled and now offers versatility and excellent levels of modern fittings within a contemporary layout. The ground floor accommodation with oak engineered flooring comprises a welcoming entrance hall with a cloakroom, a sitting room with wood burning stove and the kitchen/breakfast room and open plan dining area forms the very heart of the house and provides an exceptional space in which to entertain guests or have the family gather, with a choice of seating at either the large central island or dining room table. In addition is a good size utility room, a cinema room, study and allowing space for a variety of uses is a further reception room or bedroom. From the galleried first floor landing is access into the main bedroom with en suite bathroom and separate dressing room, a guest bedroom with en suite shower room and aspect over the rear garden along with a contemporary family bathroom.

Externally to the front wrought iron electronically operated gates open to an extensive gravelled driveway providing parking for numerous vehicles and a double cart lodge. To the rear of the property is a secluded south westerly facing garden benefiting from a large patio adjacent to the property ideally suited for outside entertaining. Steps rise to the remainder of the garden set principally to lawn surrounded by an array of planting.





OAK COVERED ENTRANCE:

Flagstone paving with exterior lighting and stained glass composite main door opens into:

ENTRANCE HALL:

Two large walk-in cupboards with lighting, oak stairs and balustrade to first floor, built-in smoke detectors, LED downlighters and a radiator.

CLOAKROOM:

Dual flush low level wc, vanity wash hand basin with swan mixer tap and storage below, mirrored wall, sensor LED downlighters, radiator, extractor fan and obscured double glazed window to front.

CINEMA ROOM:

Selection of built-in low level cupboards with wooden worktops, lighting controlled by dimmer switch, radiator and two large double glazed windows with aspect over the rear garden.

STUDY:

Bespoke built-in desk with associated furniture and areas of recessed shelving, cupboard housing electricity meter and consumer unit, LED downlighters and a large double glazed window to front.

RECEPTION ROOM/BEDROOM:

Currently used as a treatment room with a radiator, LED downlighters and enjoying a dual aspect with double glazed windows to side and rear.

SITTING/DINING ROOM:

Feature fireplace with wood burning stove, granite hearth, brick surround and an oak bressumer beam, oak engineered flooring with underfloor heating, large double glazed window to front and bi-folding doors opening directly out to the south facing rear garden.

KITCHEN/BREAKFAST ROOM:

A Neptune kitchen fitted with a range of wall, base and drawer units with Carrera Quartz worktops with twin Butler sink, large centre island incorporating a five ring Neff induction hob with rising extractor and a breakfast bar area. Appliances include twin Neff ovens, built-in Fisher Paykel flush fitted fridge/freezer and a dishwasher. Oak engineered flooring with underfloor heating, double glazed window to side and bifold doors open out to a rear patio area and garden beyond.

UTILITY ROOM:

Range of base units with Carrera Quartz worktops and upstands over, Butler sink with mixer tap, space for two washing machines, cupboard housing consumer unit and isolation switches, oak engineered flooring with underfloor heating, radiator, obscured glass panelled uPVC side door and a large double glazed window to front.

FIRST FLOOR LANDING:

A galleried landing with low level night light system, fitted carpet, dropdown ladder to part boarded loft, radiator and a double glazed window to front.

MAIN BEDROOM:

Double wardrobe accessed via sliding mirrored doors, fitted carpet, radiator, Juliet balcony with double glazed doors opening with aspect over the rear garden and doors into:

DRESSING ROOM:

Large selection of wardrobe units providing extensive hanging, drawer and shoe storage, fitted carpet, radiator, inset LED lighting and obscured double glazed window to front.

EN SUITE BATHROOM:

Walk-in fully tiled shower enclosure with Bluetooth Mira shower unit with rainfall showerhead and separate shower attachment, panelled bath with side taps, dual flush low level wc, twin sinks with Quartz worktops and storage under, mirrored wall with lighting, chrome heated Victoriana style radiator, part Porcelanosa wall tiling, extractor fan, sensor LED downlighters, extractor fan and obscured double glazed window to front.

GUEST BEDROOM:

Walk-in wardrobes with sensor lighting providing plenty of storage and hanging space, fitted carpet, radiator, double glazed window to rear and door into:

EN SUITE SHOWER ROOM:

Large fully tiled shower enclosure with bluetooth Mira shower unit and separate shower attachment, dual flush low level wc, vanity wash hand basin with storage under, mirrored wall with lighting, chrome heated towel rail, LED downlighters, Karndean flooring, part Porcelanosa wall tiling, extractor fan and a double glazed window to front.

BEDROOM:

Wardrobe cupboard with hanging area, radiator, fitted carpet and a double glazed window to front.

BEDROOM:

Radiator, fitted carpet and a double glazed window overlooking the rear garden.

BEDROOM:

Radiator, fitted carpet and a double glazed window to front.

FAMILY BATHROOM:

Roll top bath with side taps and shower attachment, large fully tiled shower enclosure with bluetooth Mira shower with rainfall showerhead and separate shower attachment, dual flush low level wc, twin sinks with Quartz worktops and storage under, Victoriana style chrome heated towel rail, part Porcelanosa wall tiling, mirrored wall with lighting, LED downlighters, extractor fan and two obscured double glazed windows to rear.



OUTSIDE FRONT:

Electric gates open through to an extensive gravelled area of parking and access to a double oak cart barn.

OUTSIDE REAR:

Enjoying a south westerly aspect the garden features a large Indian stone patio with low light up lighting. The remainder of the garden is predominately laid to lawn surrounded by areas of planting and fencing along with a good size garden outbuilding for garden storage.

TENURE:

Freehold

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.

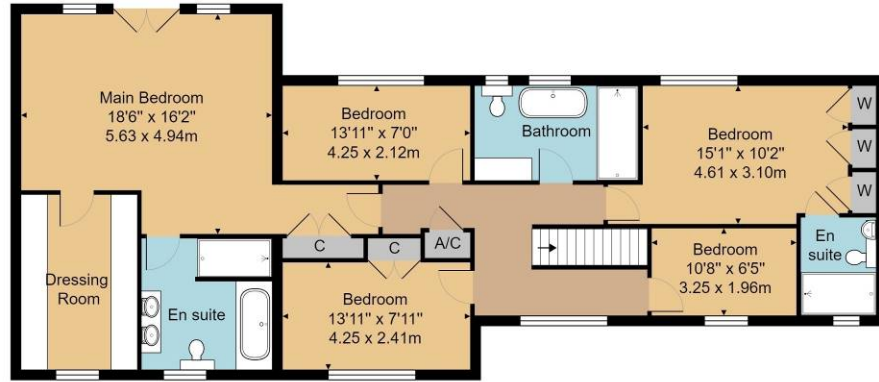
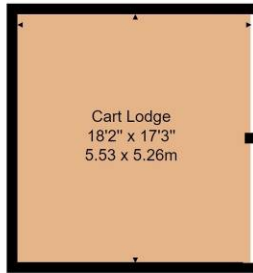
COUNCIL TAX BAND:

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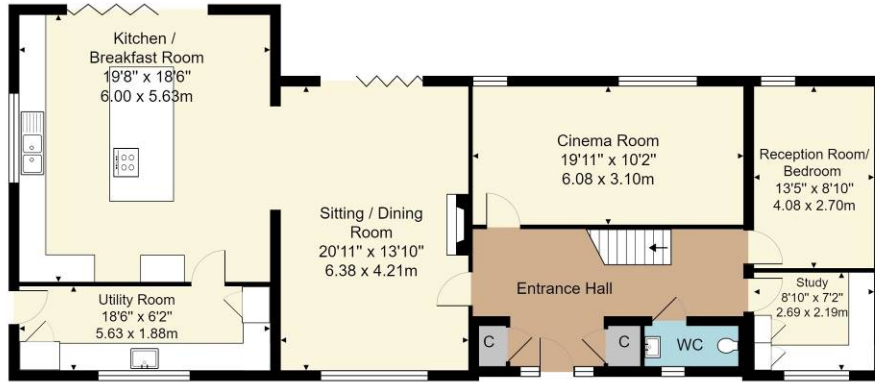
VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666





First Floor



Ground Floor



Approx. Gross Internal Area
2796 sq. ft / 259.7 sq. m
(Excl. Cart Lodge)

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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