



GOLDSMITHS AVENUE  
CROWBOROUGH - £1,295,000





# Little Acres

Goldsmiths Avenue  
Crowborough, TN6 1RJ

**Entrance Hall - Reception Hall - Sitting Room - Dining Room - Family Room - Study - Kitchen/Breakfast Room Utility Room - Downstairs Shower Room - Galleried First Floor Landing - Five Double Bedrooms - Three En Suites Family Bathroom - Detached Double Garage With First Floor Store Room - Off Road Parking - Extensive Rear Garden & Patio - Stone Built Outbuilding**

Little Acres is situated in Goldsmiths Avenue, a highly desirable address located within Crowborough Warren. This substantial detached family house benefits from an excellent layout and provides extensive, yet warm and inviting accommodation. The ground floor includes a large reception hall that provides access to a well-proportioned light sitting room with direct access out to the rear garden, a dual aspect dining room, a family room and a study. In addition is a kitchen/breakfast room and a useful utility room. A galleried first floor landing provides access into the five bedrooms which are all doubles and with three en suites and a family bathroom there are plenty of facilities ideal for a busy family. Externally the established garden to the front is of a good size and features a driveway providing ample off road parking and use of a detached double garage with first floor store room. To the rear is an extremely large garden thoughtfully planted with an array of colourful plants and shrubs, a generous patio ideal for garden table and chairs and located to the side of the property is a stone brick built outbuilding. We feel this property meets all family requirements with large, bright and adaptable accommodation and should be viewed without delay.

Double entrance doors open into:









**ENTRANCE HALL:**

Coir entrance matting, quarry tiled flooring, radiator, two cupboards housing coats hanging area, consumer units and wall mounted alarm. Glass panelled double doors open into:

**RECEPTION HALL:**

Stairs to first floor, smoke detector, tiled flooring, two radiators and wall lighting.

**DOWNSTAIRS SHOWER ROOM:**

Tiled cubicle with integrated shower, low level wc, vanity wash hand basin with storage under, storage cupboard, radiator, LED lighting and obscured window to front.

**DINING ROOM:**

Carpet as fitted, two radiators, wall lighting and enjoying a dual aspect with windows to front and side.

**FAMILY ROOM:**

Carpet as fitted, radiator and window to side.

**STUDY:**

Carpet tiles as fitted, radiator, ceiling spotlighting and window to side.

**SITTING ROOM:**

A wonderful light filled room featuring a fireplace incorporating a gas effect fire with wood mantle surround, marble inset and hearth, three radiators, wall lighting and enjoying a triple aspect with windows to front and side along with patio doors opening out to the rear patio and garden beyond.

**KITCHEN/BREAKFAST ROOM:**

Range of wall and base units with granite work tops and upstands over, one and half bowl stainless steel sink with swan mixer tap, four ring gas hob with extractor fan over, twin eye level cooker, integrated fridge and freezer, space for dishwasher, LED spot lighting, tiled flooring and two windows to rear.

**UTILITY ROOM:**

Range of wall and base units with work tops and tiled splashbacks over, composite sink with swan mixer tap, space for washing machine, further space for fridge/freezers, radiator, heating controls, window to rear and glass panelled door opening to the patio.

**BOILER ROOM:**

Wood fired boiler unit, floor mounted gas boiler, quarry tiled floor and glass panelled door to the side of property.

**FIRST FLOOR LANDING:**

An impressive galleried landing with window to front, carpet as fitted and a radiator.

**MASTER BEDROOM:**

Dual aspect with windows to front and side with views across the North Downs, radiator, carpet as fitted, dressing area with wardrobe cupboards supplying hanging space.

**EN SUITE SHOWER ROOM:**

Of a generous size comprising a large tiled walk-in shower cubicle with rainfall showerhead and additional shower attachment, dual flush low level wc, vanity wash hand basin with storage under together with area of cupboards and drawer storage, chrome heated towel rail, inset LED lighting, radiator, tiled flooring, tiled walling and obscured window to side.

**BEDROOM:**

Two wardrobe cupboards, carpet as fitted, radiator and window to rear.

**EN SUITE BATHROOM:**

Panelled bath with shower over, shower cubicle, wc, wash hand basin set into vanity unit and window to side.

**BEDROOM:**

Radiator, carpet as fitted, loft access and window to rear.

**EN SUITE BATHROOM:**

Panelled bath with tiled surrounds and shower attachment over, low level wc, pedestal wash hand basin, radiator, shaver point, tiled flooring and obscured window to rear.

**BEDROOM:**

Built-in wardrobes with hanging area, carpet as fitted, radiator and window to front.

**BEDROOM:**

Carpet as fitted, radiator and window to front.





**FAMILY BATHROOM:**

Panelled bath with tiled surrounds and shower attachment over, low level wc, vanity wash hand basin with storage under and two cupboards housing pressurised Megaflow heating system and storage space.

**OUTSIDE FRONT:**

Herringbone brick block driveway providing extensive off road parking for multiple vehicles and use of a detached double garage accessed via up/over doors with first floor store room. The remainder of the garden is principally laid to lawn with an array of established planting and flower bed borders.

**OUTSIDE REAR:**

Adjacent to the property is a large patio area ideal for outside entertaining that leads to a large expanse of lawn with various rhododendrons, trees and mature planting. Located to the side of the garden is a stone built outhouse with pitched tiled roof, timber shed and large wood 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.

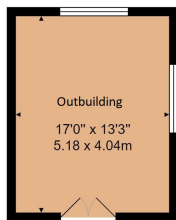
**TENURE:** Freehold

**COUNCIL TAX BAND:** G

**VIEWING:** By appointment with Wood & Pilcher Crowborough



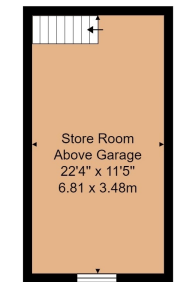
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
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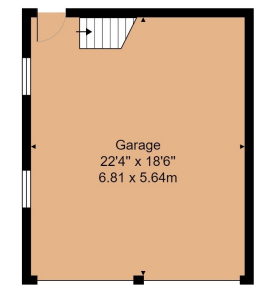
Ground Floor



First Floor



Garage First Floor



Garage Ground Floor

House Approx. Gross Internal Area 3765 sq. ft / 349.8 sq. m  
 Garage Approx. Internal Area 668 sq. ft / 62.1 sq. m  
 Barn Approx. Internal Area 225 sq. ft / 20.9 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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