



MANDERVILLE, LORDSWELL LANE
CROWBOROUGH - £925,000



Manderville

Lordswell Lane
Crowborough, TN6 1HX

Entrance Hall - WC - Dining Room - Kitchen/Breakfast Room - Sitting Room - Music/Garden Room - Main Bedroom With En Suite Shower Room - Guest Bedroom With En Suite Shower Room - Four Further Bedrooms Family Bathroom - Double Garage - In/Out Driveway Extensive Landscaped Rear Garden & Patios

Nestled at the end of a tranquil lane, this spacious six-bedroom detached family home from the late 1960s offers generous accommodation on a plot extending over half an acre. Rarely available in this sought-after location, it is poised to attract significant interest. Highlights include a beautiful rear garden with mature landscaping, a front in/out driveway, and a double garage. The main bedroom suite boasts picturesque views towards the South Downs, cherished by the current owners for many years and maybe hard to replicate.

COVERED ENTRANCE PORCH:

Outside lighting and glass panelled timber front door opening into:

ENTRANCE HALL:

Coir entrance matting, stairs to first floor and under stairs cupboard with shelving and housing alarm panel.

WC:

Dual flush low level wc, vanity wash hand basin, vinyl flooring, radiator and obscured window to front.





DINING ROOM:

Two radiators, fitted carpet, large window to side and two windows to rear including a floor to ceiling window.

KITCHEN/BREAKFAST ROOM:

Range of wall, base and drawer units with Corian worktops and upstands over incorporating a one and half bowl sink with swan mixer tap. Integrated appliances include a Neff oven with ceramic hob and extractor fan above, a dishwasher and American style fridge/freezer. Cupboard housing floor mounted Grant oil boiler, underfloor electric heating, downlighters, large window overlooking the rear garden and glass panelled door to rear.

SITTING ROOM:

Recess fireplace area with quarry tiled base and brick surround, two radiators, fitted carpet and large window to front with views across open countryside.

MUSIC/GARDEN ROOM:

Radiator, fitted carpet, high level window to side and sliding doors open to rear patio and garden beyond.

FIRST FLOOR LANDING:

Loft access, cupboard housing hot water tank with shelving and fitted carpet.

MAIN BEDROOM:

Extensive area of wardrobe cupboards with hanging rails, fitted carpet, radiator, wall lighting, large sliding doors open with outstanding views across countryside and door into:

EN SUITE SHOWER ROOM:

Tiled shower enclosure with built-in electric shower, low level wc, bidet, vanity wash hand basin with storage beneath, mirrored wall, chrome heated towel rail, tiled flooring, spotlighting and obscured window to front.

GUEST BEDROOM:

Built-in wardrobe cupboards, fitted carpet, radiator, window overlooking rear garden and door into:

EN SUITE SHOWER ROOM:

Tiled enclosure with integrated shower, low level dual flush wc, vanity wash hand basin with storage beneath, radiator, lino flooring and obscured window to rear.

BEDROOM:

Wardrobe cupboards with hanging rails, built-in bookcase with shelving, fitted carpet, radiator and window to front.

BEDROOM:

Built-in wardrobe cupboards with hanging rails, fitted carpet, radiator and window to rear.

BEDROOM:

Built-in wardrobe cupboards with hanging rails, fitted carpet, radiator and window to front.

STUDY/BEDROOM:

Built-in wardrobe cupboard with hanging rails, fitted carpet, radiator and window to rear.

FAMILY BATHROOM:

Panelled bath with tiled surrounds and separate shower attachment over, dual flush low level wc, pedestal wash hand basin, chrome heated towel rail, lino flooring, inset spotlighting and obscured window to rear.

OUTSIDE FRONT:

Large expanse of lawn with in/out tarmac drive providing off road parking for numerous vehicles and a centre grass island with various shrubs. The double garage is accessed via electric roller blind door and comprises a wall mounted consumer unit, electric smart meter, wall units, concrete flooring and window to side. A brick built arch with wrought iron gate provides access to a shed and oil tank.

OUTSIDE REAR:

Large patio area adjacent to the property with several raised planting areas and a circular brick block area with steps leading to an expanse of lawn and a decked area suitable for garden furniture. Towards the rear of the garden is a further area of lawn and a timber shed. The plot size totals approximately half an acre and enjoys an extensive selection of established trees, shrubs and plants.

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 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 schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

COUNCIL TAX BAND:

G

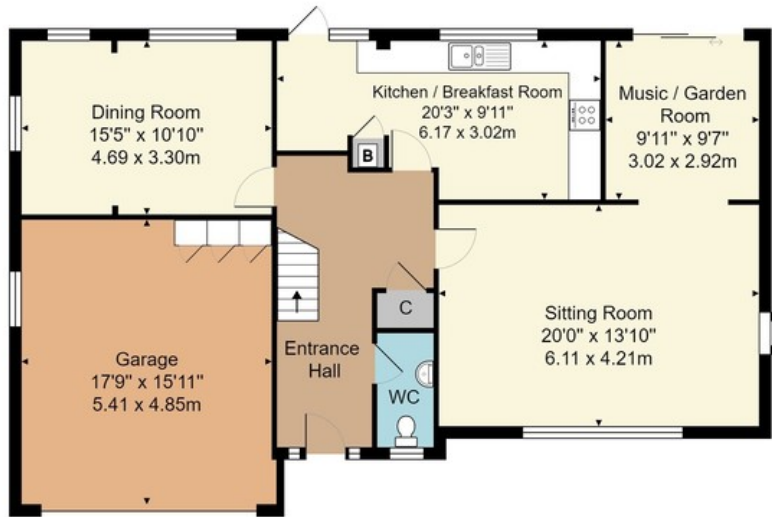
TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666



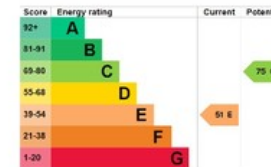


Ground Floor



First Floor

Approx. Gross Internal Area 2344 ft² ... 217.8 m²



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.

Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666

Email: crowborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk





**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes