

REAR VIEW

GARDEN COTTAGE, HIGH BROOM LANE  
CROWBOROUGH - £800,000



# Garden Cottage

High Broom Lane, Crowborough, TN6 3SP

**Reception Hall - Cloakroom - Kitchen - Family Room  
Sitting Room - Study - Conservatory - Master Bedroom  
With En Suite Bathroom - Two Further Double Bedrooms  
Family Bathroom - Mature and Well Tended Rear Gardens  
Double Oak Framed Cart Barn - Off Road Parking**

This attached country cottage has been updated to create an exquisite family home tucked down a quiet and sought after lane, immediately adjoining Crowborough Beacon Golf Course and set in a plot size of just under half an acre. Set principally to lawn the beautiful well manicured gardens and grounds have been thoughtfully planted with an array of colourful plants and shrubs and a patio area provides the perfect area for outside dining and entertaining. To the rear of the garden is a summerhouse providing an ideal location for home working and to the front of the property is a double cart barn with electrics and off road parking. Internally the ground floor accommodation offers a welcoming reception hall, laundry room and cloakroom. A shaker style fitted kitchen leads into a family room and in turn to a spacious sitting room with wood burner, study and a conservatory with direct access out to the rear garden. To the first floor is a master bedroom with en suite bathroom, two further double bedrooms and a modern family bathroom with roll top bath. This home is offered to the market chain free, has so much to offer and provides a rare chance to own a beautiful and much loved family home in a wonderful location.

Double glazed door leads into:

## **RECEPTION HALL:**

Quarry tiled flooring, two radiators, door to laundry/utility cupboard housing wall mounted Gloworm boiler, hot water cylinder, wall mounted gas meter and space for washing machine, double glazed windows to front and side with roller blinds and double glazed door to rear garden.





**CLOAKROOM:**

Low level wc, modern circular wash hand basin with mixer tap, tiled splashback and glass mirror above, heated chrome ladder style towel rail, quarry tiled flooring and obscured double glazed window to front with roller blind.

**KITCHEN:**

Shaker style kitchen fitted with a range of high and low level units with under unit lighting, granite effect roll top work surfaces, one and half bowl Butler sink with mixer tap, integrated Miele dishwasher, space for Rangemaster cooker with rangemaster extractor fan, space for American style fridge/freezer, quarry tiled flooring, wall mounted electric consumer unit, recessed LED spot lights, part tiled walling, part exposed brick feature wall and large double glazed window with views over the rear garden.

**FAMILY ROOM:**

Exposed original wooden floorboards, recessed wall arch display, radiator and double glazed window overlooking rear garden.

**STUDY:**

Wood effect laminate flooring, radiator, recessed LED spot lights and dual aspect with double glazed windows to rear and side.

**SITTING ROOM:**

A beautiful light and airy room with brick fireplace, wooden mantle, brick hearth and incorporating a large wood burning stove, recently replaced wooden oak flooring, exposed ceiling timber, two radiators, dual aspect with windows to side and French doors into:

**VAULTED CONSERVATORY:**

Enjoying fabulous views over the rear garden and comprising of solid wood flooring and French doors leading out to the patio and beyond.

**FIRST FLOOR LANDING:**

Fitted wall to wall carpet, two large velux windows, recessed LED spot lights, smoke alarm, radiator, exposed timbers and doors to:

**MAIN BEDROOM:**

Fitted carpet, radiator, double glazed window to side providing superb far reaching views over the South Downs and mirrored door into:

**EN SUITE BATHROOM:**

Contemporary in style and comprising a freestanding bath, mixer tap and handheld shower attachment, low level wc, sink with mixer tap set into small vanity unit, radiator, chrome ladder style heated towel rail, recessed LED spot lights and velux window to rear.

**BEDROOM:**

An extensive range of built-in wardrobes with hanging rails and shelving, solid oak flooring, radiator, large loft hatch and double glazed window with beautiful views over rear garden.

**BEDROOM:**

A lovely room enjoying a dual aspect with views to front and rear, oak flooring and radiator.

**FAMILY BATHROOM:**

A beautiful contemporary bathroom comprising a freestanding bath with mixer tap, fully tiled corner shower cubicle with glass sliding doors, low level wc, large sink with mixer tap and glass mirror insert above, wall mounted heated style radiator, tiled walling, recessed LED spot lights and double glazed windows with views over rear garden.

**OUTSIDE FRONT:**

A gravelled driveway provides off road parking for numerous vehicles plus the benefit of a pitched roof detached double oak framed cart barn with electrics and door leading to the rear garden. The front garden is predominately laid to gravel for ease of maintenance with a selection of mature trees, all enclosed by hedge and fence boundaries.

**OUTSIDE REAR:**

A most pleasant, quiet and private garden, enjoying an expanse of lawn with well tended planting and a large rockery. In addition is a large paved patio perfect for outside dining and entertaining and glass potting shed. To the rear of the garden is a nice size glazed summerhouse, ideal as an home office with wooden floor, lighting and decked areas to front and side, glass greenhouse, shed, vegetable patch.

**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. Crowborough is situated just south of Tunbridge Wells on the A26, about halfway between London and the south coast.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

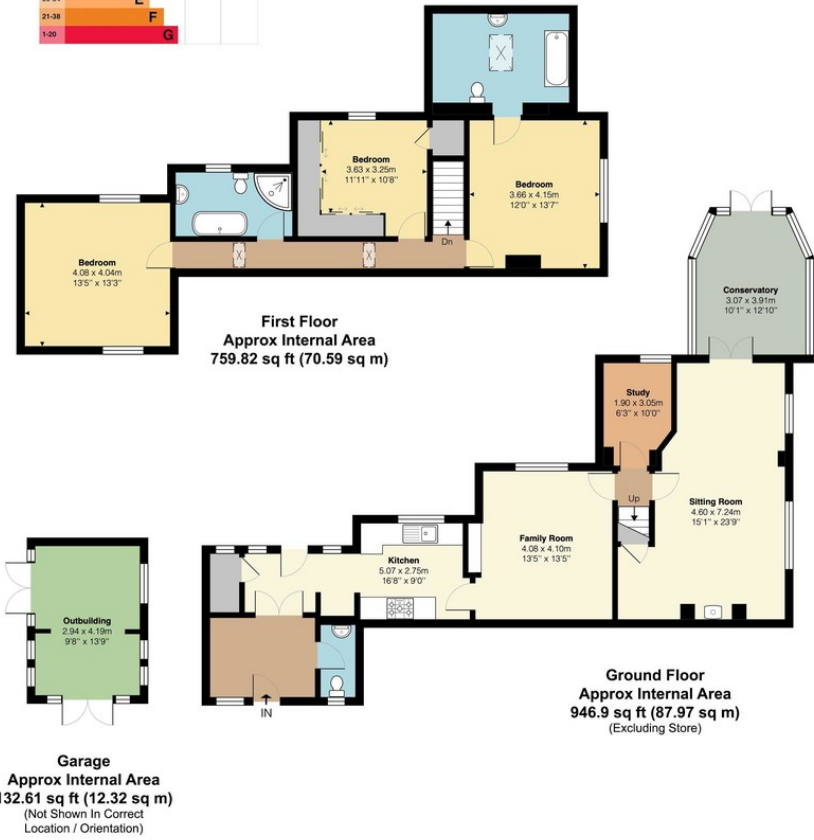
Services - Mains Water, Gas, Electricity

Heating - Gas

Private Drainage - Cesspool



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77.1 C
55-64	D	60.1 D	
39-54	E		
21-38	F		
1-20	G		



**Not To Scale.**  
 Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability 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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