



# QUOINS, GOLDSMITHS AVENUE

CROWBOROUGH - £1,200,000



**WOOD & PILCHER**  
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# Quoins

Goldsmiths Avenue, Crowborough, East Sussex,  
TN6 1RH

**Entrance Hall - WC - Sitting Room - Drawing Room With  
French Doors To Garden - Study - Kitchen/Dining Room -  
Half Landing - Shower Room - Galleried First Floor Landing  
- Five Bedrooms - Dressing Room - Family Bathroom -  
Large Shingle Driveway Providing Off Road Parking -  
Southerly Facing Rear Garden With Large Sandstone Patio**

This charming detached property, built in 1925, for the Honourable Lady Leveson-Gower, an elder sister of Queen Elizabeth, The Queen Mother showcases the elegance of Regency Revival style. Located on a desirable road in The Warren area of Crowborough, it's conveniently close to local amenities. The home features a symmetrical facade with period details, including decorative "Quoins" and tall original sash windows, which fill the space with light. The current owners have thoughtfully updated the property, blending modern touches with its original character. Highlights include a 25ft drawing room with direct access to a southerly-facing rear garden. The house also boasts an in/out driveway, a welcoming entrance hall, and five generously sized bedrooms, all accessible via a galleried landing. Additionally, there is a modern shower room and a separate bathroom. The rear garden is spacious, with a paved patio and expansive lawn, perfect for enjoying sunny days. Given the rarity of properties of this character and style in Crowborough, we highly recommend arranging a viewing soon.

Timber front door opening into:

## **ENTRANCE HALL:**

Coir entrance matting, quarry tiled flooring, under stairs cupboard with light and stairs to first floor.







**WC:**

Dual flush low level wc, pedestal wash hand basin, radiator, wall mounted alarm, tiled flooring and window to front.

**SITTING ROOM:**

Feature fireplace with gas flame effect fire, marble hearth and wood surround, fitted carpet, radiator and windows to front and side.

**DRAWING ROOM:**

Feature fireplace with inset flame effect gas fire with tiled cheeks and hearth, parquet flooring, picture rails, three radiators, sash windows to front and side, further arched window to rear and timber French doors opening with direct access to the rear garden.

**STUDY:**

Two cupboards, fitted carpet and sash window overlooking the rear garden.

**KITCHEN/DINING ROOM:**

Range of wall and base units with granite work surfaces over incorporating a ceramic one and a half bowl sink with swan mixer tap. Rangemaster style cooker with extractor fan and metal backplate, space for washing machine and dishwasher, walk-in pantry with consumer unit, Amtico flooring, radiator and sash window to front.

Dining Room Area: Selection of wall units, feature fireplace with ornate iron cheeks and granite hearth, radiator, broadband points, sash windows to rear and side, glass panelled door to rear and door to side covered area.

**SIDE COVERED AREA:**

Currently used as a utility area with wall mounted Worcester Bosch boiler and concrete floor.

**HALF LANDING:**

Two sash windows to front, fitted carpet and access into:

**SHOWER ROOM:**

Tiled shower cubicle and integrated shower, dual flush low level wc, vanity wash hand basin with storage below, radiator, tiled flooring and sash window to front.

**GALLERIED FIRST FLOOR LANDING:**

Oak balustrades, fitted carpet and loft access.

**BEDROOM:**

Built-in wardrobe with storage above, fitted carpet, radiator, picture rails and sash windows to front and side.

**BEDROOM:**

Two eaves storage cupboard, fitted carpet, radiator, picture rails, sash window to side and leaded window to rear.

**BEDROOM:**

Two eaves storage cupboards, picture rails, fitted carpet, column radiator and large leaded light window to rear.

**BEDROOM:**

Storage cupboard, picture rails, radiator, fitted carpet and sash windows to side and rear.

**BEDROOM:**

Picture rails, radiator, fitted carpet and sash window to front.

**DRESSING ROOM:**

Selection of fitted wardrobe cupboards with storage above, fitted carpet, radiator and sash window to side.

**FAMILY BATHROOM:**

Panelled bath with side taps, shower attachment over and rainfall showerhead, wc, chrome foot pedestal basin, mirrored wall, dado rails, two timber storage cupboards, tiled flooring and three sash windows to rear.

**OUTSIDE FRONT:**

Large sweeping pea shingle drive providing off road parking continues around a centre island with an array of mature plants, trees and shrubs. Side access to rear garden.

**OUTSIDE REAR:**

Enjoying a southerly facing aspect the garden features a large sandstone patio adjacent to the property ideal for outside seating and entertaining. The remainder of the garden is laid to lawn with a selection of established planting and trees providing a great deal of privacy.







**OUTSIDE SIDE:**

Side access door and EV charging point.

**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. The area is well served for both state and private junior and secondary schooling, including the Ofsted outstanding rated, Beacon Academy, as well as Crowborough Leisure Centre offering a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation areas, 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.

**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

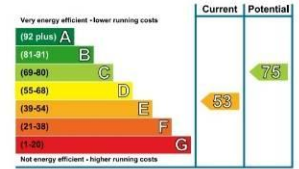
Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 2624 sq. ft / 243.8 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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