



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End of Terrace Period House
- 3 Bedrooms
- Sitting/Dining Room
- Large Rear Garden & Views
- Double Garage & ORP
- Energy Efficiency Rating: F

London Road, Crowborough

£550,000

woodandpilcher.co.uk

1 Spring Cottages, London Road, Crowborough, TN6 1UT

Set on a plot of just over a quarter of an acre, this beautifully presented semi-detached period property, built in the 1850s, offers charm and character and is located on the fringes of Crowborough and a short drive from the picturesque village of Groombridge. The house is rich in period details, including a large inglenook fireplace, part-exposed Sussex stone walls in several rooms, wooden beams, and beautiful old wooden doors with black brackets and latches. Entry is from the side, via a few steps leading up from the parking area, directly into the traditional-style kitchen. Beyond the kitchen is a delightful L-shaped sitting and dining room, which is a focal point of the home. This space features an impressive inglenook fireplace and enjoys a triple aspect, allowing natural light to flow through. There is ample space for both sitting and dining furniture and direct access to the rear garden. The ground floor also includes a convenient downstairs cloakroom, while a black spiral staircase adds a striking feature and leads to the first-floor landing. Upstairs, the first floor comprises two spacious double bedrooms and a third single bedroom, which could also serve as a home office. The main bedroom includes triple wardrobes, offering generous storage space and all three bedrooms are served by a family bathroom. The property's outside space is equally impressive. There is off-road parking and a double garage to the front of the property. To the rear, the large garden is predominantly laid to lawn, with a summerhouse, garden pond, and bordered by established planting that enhances its charm and privacy. This is a rare opportunity to own a characterful home in a tranquil location, offering period features and modern comfort in equal measure.

Glazed door opens into:

KITCHEN/BREAKFAST ROOM:

Range of high and low level units with under unit lighting, granite effect roll top worksurfaces and incorporating a Twyford's Butler sink with traditional taps and wooden drainer. Appliances include an electric range style cooker with five ring electric hob, Smeg extractor fan above and two ovens below. Separate spaces for a washing machine, dishwasher, tumble dryer and tall fridge/freezer. Further space for breakfast table and chairs, low level cupboard housing the boiler, tiled flooring, exposed beams and dual aspect windows to side and rear both with fitted blinds.

SITTING/DINING ROOM:

Sitting Room Area:

Inglenook fireplace with wood burning stove accompanied by grey tiling and an attractive oak beam, part Sussex stone walling, exposed beams, good size built-in cloaks cupboard, cupboard housing electric meter, wood effect laminate flooring, windows to front and side and spiral staircase to first floor landing.

Dining Room Area:

Sussex stone feature wall with open shelving above, exposed beams, wood effect laminate flooring and French doors open out giving access to the rear garden.

DOWNSTAIRS CLOAKROOM:

Low level wc, wash hand basin, wood effect laminate flooring, radiator, beamed ceiling and obscured window to front with fitted blind.

FIRST FLOOR LANDING:

Sussex stone feature wall, airing cupboard housing hot water tank with wooden slatted shelving, fitted carpet, hatch with pull down ladder to part boarded loft with light. Dual aspect with windows to front and side.

MAIN BEDROOM:

Triple fitted wardrobe, Sussex stone feature wall, fitted carpet, radiator and window to front.

BEDROOM:

Sussex stone feature wall, fitted carpet, radiator and window to rear.

BEDROOM:

Currently used as an office with wood effect laminate flooring, Sussex stone wall, fitted carpet, radiator and window to rear.



FAMILY BATHROOM:

Panelled bath with traditional style taps, wall mounted shower over and glass shower screen, wc, pedestal wash hand basin with traditional style taps and tiled splashback, part tiled and part panelled walling, tiled flooring, wall lighting, extractor fan and window to side with fitted blind.

OUTSIDE:

To the front of the property is a double garage accessed via up/over doors comprising concrete flooring, electric strip lighting, sockets and a concrete driveway provides off road parking. Six steps leads up to an area of garden which is laid to lawn with mature planting and trees. Black wrought iron gate provides side access with steps up leading to a small patio with room for table and chairs and access to rear garden. The fabulous rear garden is principally laid to lawn with a selection of planting, flower bed borders, summerhouse with lighting and a gravelled patio providing a further seating area. In addition is an attractive pond with a small wooden feature bridge and to the very rear of the garden there is a greenhouse and two sheds. The garden is hedge bound and backs onto woodland.

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 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:

E

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

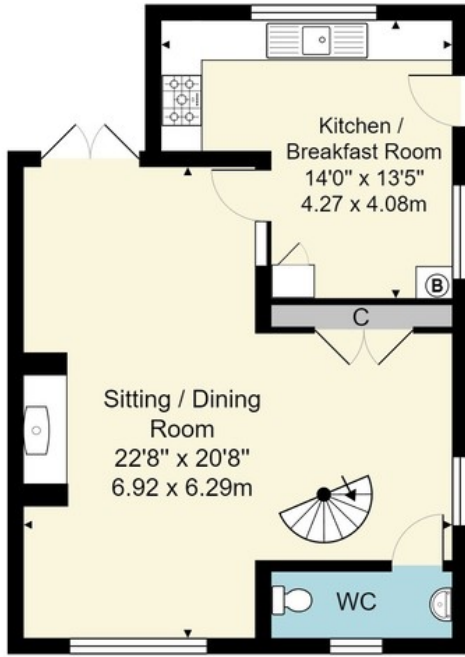
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water & Electricity

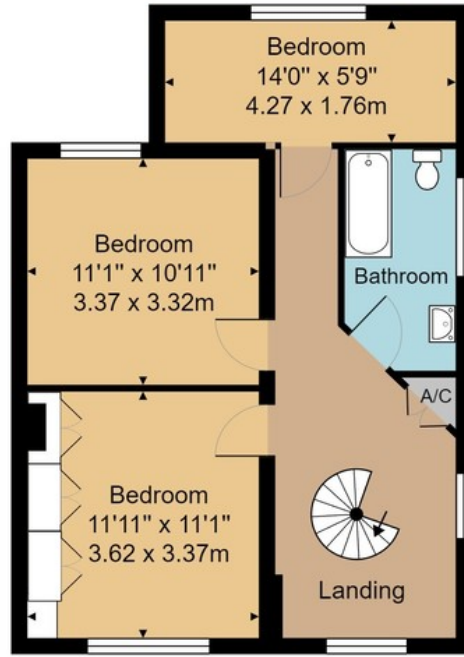
Heating - LPG

Private Drainage - Septic Tank

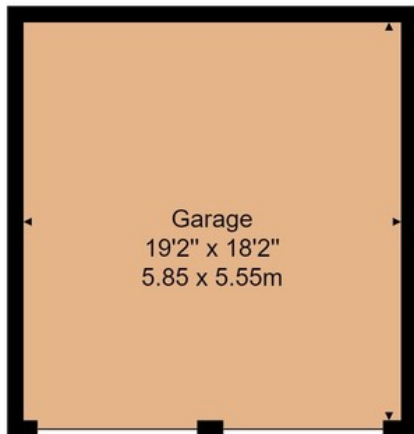




Ground Floor



First Floor



House Approx. Gross Internal Area
1138 sq. ft / 105.7 sq. m

Garage Approx. Internal Area
349 sq. ft / 32.4 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.

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