



OAKVIEW, OLD LANE  
CROWBOROUGH - £740,000

# Oakview

Old Lane, St. Johns,  
Crowborough, TN6 1RX

**Covered Entrance Porch - Entrance Hall - Kitchen/Dining Room - Lobby - Sitting Room - Conservatory - Study - Three Bedrooms - Shower Room - Bathroom - Driveway Providing Off Road Parking - Attractive Landscaped Front Garden - Private Secluded Rear Garden & Decked Area**

This charming and spacious three-bedroom detached bungalow is situated on a generous third-of-an-acre plot in the desirable Warren area of Crowborough. The bungalow is beautifully presented and set within well-maintained gardens to both the front and rear. Accessed via a large driveway from Old Lane, the property enjoys a peaceful and private setting. The current owners have undertaken extensive remodelling and redecoration, enhancing both the interior and exterior, with the stunning gardens being a standout feature of the home.

#### **COVERED ENTRANCE PORCH:**

Outside lighting and obscured uPVC front door through to:

#### **ENTRANCE HALL:**

Radiator, timber flooring and loft access.

#### **KITCHEN/DINING ROOM:**

##### **Kitchen Area:**

Range of wall and base units with worktops/upstands over incorporating a one and half bowl stainless steel sink. Appliances include an inset four ring induction hob with metal back plate and extractor fan over and an eye level double oven. In addition are an integrated fridge, freezer, dishwasher and washing machine. Cupboard housing the wall mounted Worcester Bosch boiler, radiator, smoke detector and ceramic tiled flooring.

##### **Dining Area:**

Space for dining furniture, tiled flooring with underfloor electric heating and enjoying a double aspect with windows to side and front.

#### **LOBBY:**

Base unit with cupboard below, radiator, tiled flooring, coat hanging area, window to side and obscured glass panelled uPVC front door opening to side return.

#### **SHOWER ROOM:**

Shower cubicle with tiled surrounds and sliding glass doors and integrated shower, dual flush low level WC, wall mounted wash basin with tiled surrounds. Chrome heated towel



rail, tiled flooring with underfloor heating with outside thermostat, extactor fan and obscured double glazed window to side.

#### **BATHROOM:**

Panelled bath with tiled surrounds, shower attachment over and side taps, dual flush low level WC, vanity wash basin with storage under. Chrome heated ladder style towel rail, tiled flooring cupboard housing hot water tank and shelving and two obscured windows to front.



#### **BEDROOM:**

Wood flooring, radiator and double glazed window overlooking the rear garden.

#### **BEDROOM:**

Built-in wardrobe cupboards with attractive wooden fascias, parquet style flooring, radiator and window overlooking the front.

#### **BEDROOM:**

Currently being used as a reading room with timber flooring, radiator and window overlooking the rear garden.

#### **SITTING ROOM:**

Feature fireplace with inset wood burning stove, wood bressumer, brick surround and granite hearth, two radiators, timber flooring and window to side. Glass panelled double doors opening into:

#### **CONSERVATORY:**

Of dwarf brick wall construction with uPVC surrounds, tiled flooring, electric radiator heating and double doors opening onto raised decked area.

#### **STUDY:**

Currently being used as a study with fitted carpet, two radiators, cupboard housing electric smart meter and consumer unit. Triple aspect with windows to front, side and rear and uPVC glass panelled door opening onto the rear garden.

#### **OUTSIDE FRONT:**

Approached via iron gates is an extensive resin driveway leading to an off road parking area. In addition are attractive and manicured gardens principally laid to lawn with various established hedging and plantings. Side access via a wrought iron gate.

#### **OUTSIDE REAR:**

This private, secluded and generous rear garden benefits from a decked area accessed via the conservatory and makes an ideal area for outside seating, all enclosed by glass balustrades with steps leading down to the extensive area laid to lawn. There is a timber shed, potting shed and a raised shingle area with log 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 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:

E

## VIEWING:

By appointment with Wood & Pilcher 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 Heating

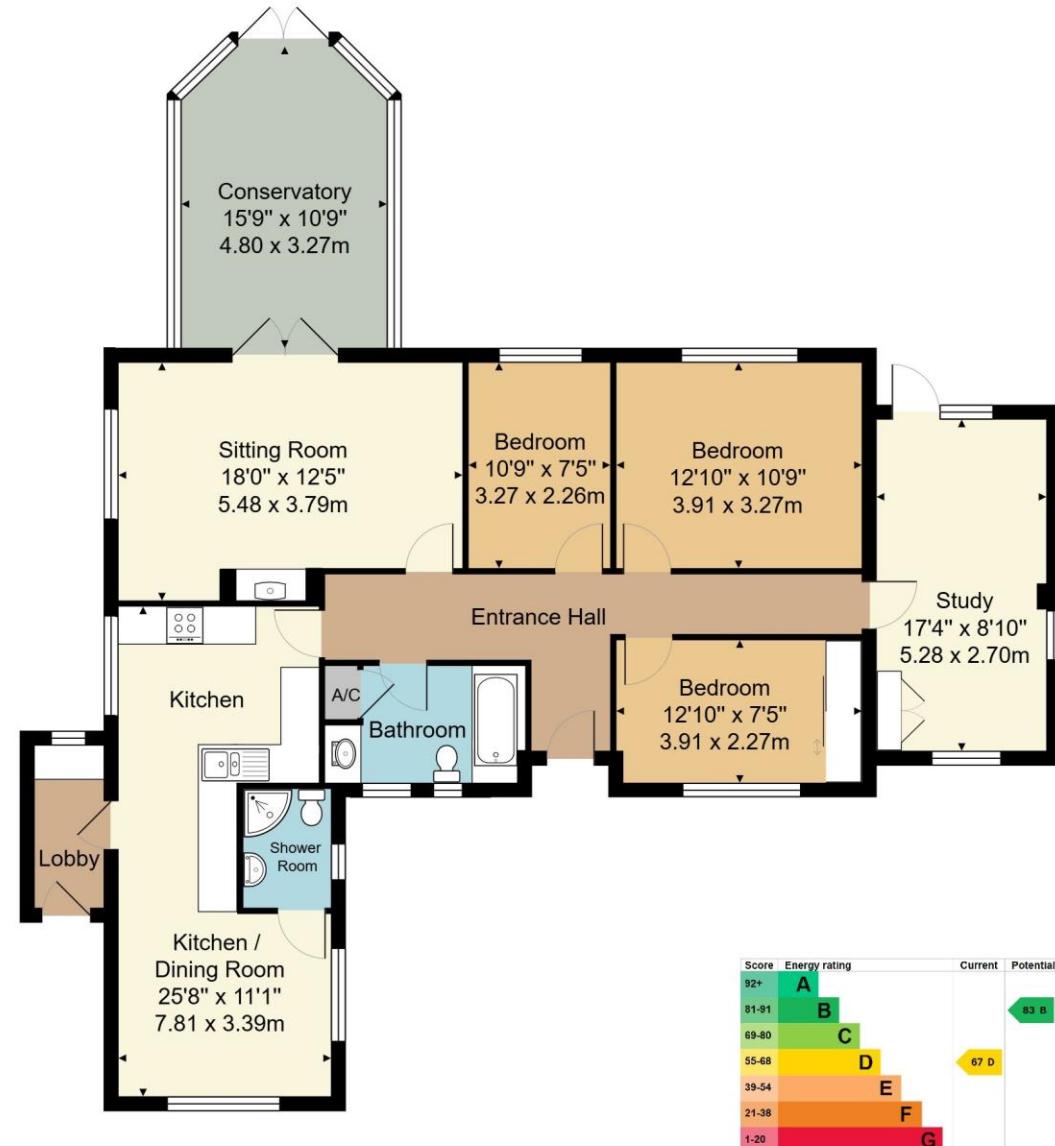
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements 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 of planning, building regulations or other relevant consent has been obtained. 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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Approx. Gross Internal Area 1401 ft<sup>2</sup> ... 130.1 m<sup>2</sup>

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.