

YEW TREE HOUSE HARLEQUIN LANE  
CROWBOROUGH - £1,395,000

# Yew Tree House

Harlequin Lane, Crowborough, TN6 1HT

**Entrance Hall - WC - Cinema Room - Sitting Room - Study  
Playroom/Gym - Kitchen/Dining Room - Utility Room  
Five Bedrooms - Three En Suites - Large Family Bathroom  
External Studio/WC - Double Garage - Ample Off Road  
Parking - Extensive Rear Garden & Outdoor BBQ Kitchen**

An extensive, yet warm and inviting detached family house set in Harlequin Lane, a highly desirable address located within a sought after location. This substantial home offers considerable space to the ground floor ideal for entertaining or growing family and comprises a welcoming entrance hall with wc, a cinema room, generous sitting room opening into a large open plan kitchen/diner featuring many of the usual appliances and a useful utility room. Furthermore accessed via the dining area is a useful study and gym/playroom that would lend themselves to many uses. To the first floor is a galleried landing and access to the five bedrooms, three with en suite facilities and a large family bathroom with roll top bath serves the remaining bedrooms. Externally to the front the gated entrance opens to a extensive area of parking for many vehicles and access to the double garage. The large rear garden is suited perfectly for entertaining with large patio and decked areas, a recently built outdoor BBQ kitchen, a family friendly expanse of lawn and of particular note is an external studio/wc ideal for home working or games room. This significant house has so much to offer and a superb finish which will be appreciated when viewing.

## **COVERED ENTRANCE PORCH:**

Sandstone flooring, LED lighting and glass panelled timber front door into:

## **ENTRANCE HALL:**

Coir entrance matting, wall mounted entry system, wall mounted digital alarm, solid oak flooring, stairs to first floor, large walk-in cupboard with automatic lighting providing coats hanging space, built-in ceiling speakers, smoke detector and a radiator.

## **WC:**

Dual flush low level wc, vanity wash hand basin with mixer tap and storage beneath, solid oak flooring, radiator, extractor fan, inset LED lighting and obscured double glazed window to side.





**CINEMA ROOM:**

Optoma UHD projector system with built-in projector screen, integrated 5.1 speaker system linked to Denon amplifier and Sky Q, wall mounted Daikin air conditioning system, radiator, thermostat, solid oak flooring, inset LED lighting, double glazed patio doors with black-out curtains opening out to patio area and door into:

**INTEGRAL DOUBLE GARAGE:**

Electric roller door, concrete flooring, strip lighting, radiator and consumer units.

**SITTING ROOM:**

Feature fireplace with limestone surround, built-in multi-fuel stove and granite hearth, built-in speaker system, two radiators, solid oak flooring, double glazed windows to front and side and glass panelled double doors open into:

**OPEN PLAN KITCHEN/DINING ROOM:**

A generous open plan room to include a kitchen with an exceptional amount of wall, base and pan drawer units with granite worktops and upstands over, one and half bowl Franke sink with swan mixer tap. Integrated appliances include a Nexus rangecooker with 5-ring gas hob, ovens beneath, extractor fan over with ornate splashback, dishwasher, wine cooler and space for American style fridge/freezer. In addition is a centre island with granite worktops and built-in Franke sink, breakfast bar with granite worktops, pendant lighting and bar stool seating area for informal dining. Solid wood flooring with underfloor heating controlled by wall mounted thermostat, built-in speaker system and inset LED lighting and opening to utility room.

Dining Area:

Built-in speaker system, continuation of solid wood flooring with underfloor heating and bi-fold doors opening out to patio.

**UTILITY ROOM:**

Glass panelled uPVC door opening to garden, range of wall and base units with built-in sink, wall mounted Worcester Bosch boiler, spaces for washing machine and tumble dryer, solid wood flooring, extractor fan, inset LED lighting.

**STUDY:**

Built-in desks with broadband, LED lighting, solid wood flooring and double glazed window to front.

**PLAYROOM/GYM:**

Engineered oak flooring, LED lighting, Wifi controlled energy efficient wall heater and double glazed window to front.

**FIRST FLOOR LANDING:**

A large, bright galleried landing with oak balustrades, built-in speaker system, loft access via dropdown ladder being partly boarded and housing pressurised hot water tank, smoke detector, radiator and double glazed window to front.

**MAIN BEDROOM:**

Double wardrobe cupboards with sensor lighting, hanging rail area and storage above, carpet as fitted, radiator, double glazed window overlooking the rear garden and door into:

**EN SUITE BATHROOM:**

Freestanding roll top bath with integrated side taps and separate shower attachment, fully tiled walk-in cubicle with rainfall showerhead and separate shower attachment, dual flush low level wc, vanity wash hand basin with storage beneath, chrome heated towel rail and inset LED lighting.

**BEDROOM:**

Radiator, carpet as fitted, double glazed window to front and door into:

**EN SUITE SHOWER ROOM:**

Fully tiled cubicle with integrated Triton shower, dual flush low level wc, wall mounted wash hand basin, tiled flooring, LED lighting, extractor fan, chrome heated towel rail and velux roof window.

**BEDROOM:**

Radiator, carpet as fitted, double glazed window overlooking rear garden and door into:

**EN SUITE SHOWER ROOM:**

Fully tiled cubicle with rainfall showerhead and separate shower attachment, dual flush low level wc, vanity wash hand basin with storage beneath, tiled flooring, LED lighting and extractor fan.

**BEDROOM:**

Walk-in eaves storage area with light, carpet as fitted, radiator, tv point and double glazed window to front.

**BEDROOM:**

TV point, radiator, carpet as fitted and double glazed window to side.

**FAMILY BATHROOM:**

Large travertine tiled walk-in cubicle with rainfall showerhead and separate attachment, freestanding roll top bath with integrated side taps, dual flush low level wc, twin vanity basins with storage beneath, built-in ceiling speaker, chrome heated towel rail, mirrored wall, travertine tiled walling, travertine tiled flooring with underfloor heating, LED lighting, extractor fan and obscured double glazed window to rear.

**OUTSIDE FRONT:**

A pillared gated entrance opens via automatic wrought iron gates to a sweeping, large shingle in/out drive providing extensive off road parking, EV charging point and access to the double garage. In addition is an outside hot water tap and a low maintenance slate mound with a selection of tree and shrub planting.

**OUTSIDE REAR:**

A good size garden featuring a recently built outdoor BBQ kitchen with tiled roof, cold water running sink and wire free TV cabling for installation of an outside 50" TV. In addition is a large sandstone patio area adjacent to the property incorporating a slate feature area with water feature, log store, exterior lighting, power points and tap. There is a recently replaced decked area with glass balustrades providing a perfect area for outside entertaining. The remainder of the garden is principally laid to a level expanse of lawn with a vegetable patch to the rear of the garden and all enclosed by fence and natural boundaries. A particular feature of this property is the external timber studio that is ideal as a home office or games room, comprising electric heating, LED spotlighting, double glazed window and obscured timber door. Accessed from the studio is a WC with dual flush low level saniflow style toilet, pedestal wash hand basin and chrome heated towel rail.



**SITUATION:**

Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area boasts excellent state and private schools for both junior and secondary levels, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events. To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

**TENURE:**

Freehold

**COUNCIL TAX BAND**

G

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

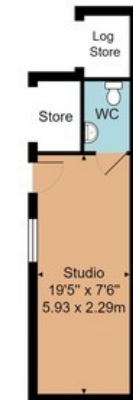
Mobile Phone Coverage search Ofcom checker

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

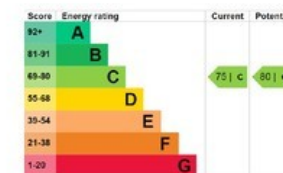
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Heating





Approx. Gross Internal Area 3525 sq. ft / 327.5 sq. m  
(Includes Garage, Excludes Outbuilding)



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](mailto:crowborough@woodandpilcher.co.uk)  
BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE  
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



