



ASH TREE HOUSE, WALSHES ROAD  
CROWBOROUGH - £895,000



# Ash Tree House

Walshes Road, Crowborough, TN6 3RE

**Entrance Hall - Downstairs Cloakroom - Study - Sitting Room - Family Room - Kitchen/Dining Room - Utility Room  
Galleried First Floor Landing - Four Bedrooms  
Two En Suite Shower Rooms - Family Bathroom  
Detached Double Garage - Off Road Parking  
Landscaped Rear Garden**

Offered to the market chain free is this impressive and exceptionally spacious brand-new home set on a generous plot offering a thoughtfully designed layout ideal for modern family living. The property features four well-proportioned double bedrooms, two of which boast modern en suites, in addition to a contemporary family bathroom. The ground floor provides an abundance of versatile living space, including a welcoming family room, a dedicated study perfect for home working, and a bright and expansive triple-aspect sitting room that invites plenty of natural light. At the heart of the home lies a stunning open-plan kitchen/dining area, complete with a separate utility room, designed with both functionality and entertaining in mind. Externally a detached double garage provides secure parking and additional storage, while the spacious driveway offers ample off-road parking for multiple vehicles. The rear garden is generously sized and mainly laid to lawn, complemented by a patio area and a pleasant countryside outlook to the rear.

## **COVERED ENTRANCE PORCH:**

Flagstone path with outside lighting and glass panelled composite front door opening into:

## **ENTRANCE HALL:**

Stairs to first floor, understairs cupboard, radiator, fitted carpet, smoke detector and two small windows to front.









**DOWNSTAIRS CLOAKROOM:**

Dual flush low level wc, vanity wash hand basin with storage under, radiator, porcelain tiling and extractor fan.

**SITTING ROOM:**

Two radiators, fitted carpet and windows to front, rear and side.

**KITCHEN/DINING ROOM:**

Range of wall and base units with granite worktops over incorporating an inset stainless steel sink with mixer tap/vegetable washer. Appliances include an eye level twin oven, 5-ring induction hob with extractor fan over, built-in fridge/freezer and an integrated dishwasher. Breakfast bar with granite worktops and seating area beneath, ample room for dining furniture, tiled and wood flooring, radiator, window to rear and sliding patio doors opening to rear patio and garden beyond.

**UTILITY ROOM:**

Range of wall and base units with granite worktops incorporating a one and half bowl stainless steel sink with mixer tap/vegetable washer. Integrated washing machine and separate tumble dryer, cupboard housing Viessman gas boiler, cupboard housing consumer unit, radiator, porcelain tiling, smoke detector, window to rear and glass panelled door to rear patio and garden.

**FAMILY ROOM:**

Radiator, wood flooring and windows to front and side.

**STUDY:**

Radiator, fitted carpet and window to front.

**FIRST FLOOR LANDING:**

Cupboard housing Megaflow system, loft access, chandelier style ceiling light, radiator, fitted carpet, smoke detector and large Velux roof window.

**MAIN BEDROOM:**

Wardrobes cupboards, eaves storage cupboards, two radiators, fitted carpet, windows to front and rear and door into:

**EN SUITE SHOWER ROOM:**

Tiled enclosure with rainfall showerhead and additional shower attachment, dual flush low level wc, vanity wash hand basin with storage under, mirror with sensor lighting, chrome heated towel rail and obscured window to front.

**BEDROOM:**

Radiator, fitted carpet, window to rear and door into:

**EN SUITE SHOWER ROOM:**

Tiled enclosure with integrated shower, rainfall showerhead and additional shower attachment, dual flush low level wc, vanity wash hand basin with storage under, mirror with sensor lighting, chrome heated towel rail and obscured window to rear.

**BEDROOM:**

Radiator, fitted carpet and window to front.

**BEDROOM:**

Radiator, fitted carpet and window to rear.

**FAMILY BATHROOM:**

P-shaped panelled bath with rainfall showerhead over, separate shower attachment and tiled surrounds, dual flush low level wc, vanity wash hand basin with storage beneath and sensor lit mirrored cabinet over, chrome heated towel rail, tiled flooring and obscured window to side.

**OUTSIDE FRONT:**

Extensive brick block paved driveway providing ample off road parking and access to a detached double garage with roller blind door and personal door to side. Timber gate with side access to rear garden.

**OUTSIDE REAR:**

A generous flagstone patio adjacent to the property providing an area for outside seating and entertaining. The remainder of the garden is principally laid to lawn with a selection of planting, trees and shrubs and outlook to rear over countryside.







**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.

**COUNCIL TAX BAND:**

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**TENURE:**

Freehold

**VIEWINGS:**

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

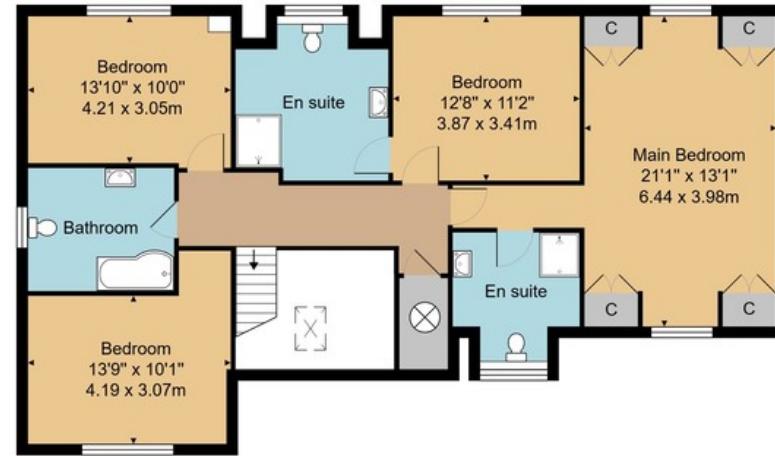
Heating - Gas



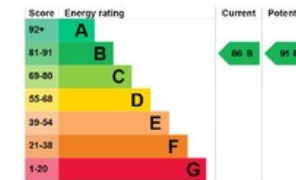
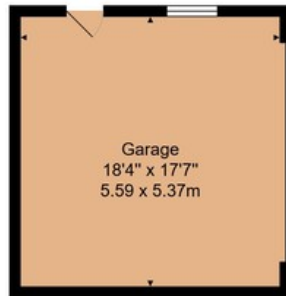




Ground Floor



First Floor



House Approx. Gross Internal Area 2437 sq. ft / 226.4 sq. m  
Garage Approx. Internal Area 323 sq. ft / 30.1 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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