



SWEETHAWS LANE  
CROWBOROUGH – OFFERS OVER: £800,000





# Wayside

Sweethaws Lane, Crowborough, TN6 3SS

**Entrance Lobby/Sunroom - Reception Hall - Sitting Room**

**Dining Room - Kitchen/Breakfast Room - Utility Room**

**Downstairs Cloakroom - Four Bedrooms - En Suite Bathroom**

**Family Shower Room - Off Road Parking - Garage**

**Well Maintained and Established Front & Rear Gardens**

Offered to the market for the first time in over 30 years, this beautifully extended 18<sup>th</sup> century detached period cottage is set in an idyllic location on the fringes of Crowborough and with Crowborough Golf Course nearby. Enjoying far-reaching views to the front across Buxted, Uckfield, and the South Downs, the property is being sold chain free and presents a rare opportunity to acquire a charming countryside home. Entry to the home is via a bright and airy sunroom, currently used as an additional seating area, with French doors opening into a welcoming entrance hall and then the sitting room featuring a fireplace with wood burner and dual-aspect windows. The spacious dining room comfortably accommodates a large dining table and has direct access to a small paved patio. The traditional-style kitchen is complemented by a generous breakfast room, while a utility room and downstairs cloakroom complete the ground floor accommodation.

Upstairs, the property offers four bedrooms, two of which enjoy outstanding views-including the main bedroom, which benefits from an en suite bathroom. A modern family shower room serves the remaining bedrooms. Externally, the front of the property features a large driveway, access to a garage, and a front garden filled with mature planting. The wraparound gardens lead to a beautifully maintained rear garden, mainly laid to lawn with established trees, flowerbed borders, a summerhouse with a decked verandah, and a patio seating area. This delightful home, with its charming period features and picturesque setting, is an opportunity not to be missed.









Double glazed door opens into:

**ENTRANCE LOBBY/SUN ROOM:**

Tiled flooring, part Sussex stone walling and windows to front with views and fitted blinds.

**RECEPTION HALL:**

Attractive fireplace with wood burning stove, stone hearth and wooden mantel, small understairs cupboard, tiled flooring, wall lighting, radiator and a smoke alarm.

**SITTING ROOM:**

Wood burning stove with stone hearth, Sussex stone cheeks and wooden mantel, fitted cupboard and open display unit. Large wooden oak beam, fitted carpet, two radiators, window to front with far reaching views, door to front and door to sun room.

**DINING ROOM:**

Open fitted wooden bookshelf, cupboard housing Grant boiler, fitted carpet, radiator, high level window with fitted blind and sliding doors opening directly to a side patio area and garden.

**OPEN PLAN KITCHEN/BREAKFAST ROOM:**

Breakfast Area:

Space for breakfast table and chairs, part wood panelled walling and part Sussex stone painted walling, vinyl flooring and a high level cupboard housing consumer unit.

Kitchen Area:

Traditional range of high and low level units with under unit lighting and wooden worksurfaces over. Appliances include an Aga, 4-ring electric induction hob with extractor fan above, a high level fan assisted oven with grill above and a tall fridge/freezer. Double stainless steel sink, vinyl flooring and two windows to side.

**UTILITY ROOM:**

High and low level units with granite worksurface incorporating a sink, washing machine, tumble dryer and space for a tall fridge/freezer. Coats hanging area, vinyl flooring, part panelled walling and door to rear garden.

**CLOAKROOM:**

Low level wc, corner sink, part tiled walling, vinyl flooring and obscured window to the side.

**LARGE FIRST FLOOR LANDING:**

Painted Sussex stone walling, fitted carpet, areas and shelving, double aspect with window to rear with fitted blind and window to front with far reaching views.

**MAIN BEDROOM:**

Double fitted wardrobe, radiator, part painted brick walling, window to front with fitted blind and door into:

**EN SUITE BATHROOM:**

Panelled bath with traditional style mixer tap and wall mounted handheld shower attachment, low level wc and pedestal wash hand basin with glass mirror and lighting above. Traditional style radiator/towel rail and two cupboards, one housing hot water tank with slatted shelving and Velux roof window.

**BEDROOM:**

Wardrobe, fitted carpet, radiator, window to rear and a large picture window to the side, both with fitted blinds.

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**BEDROOM:**

Currently used as an office with fitted carpet, radiator and window to front with views and fitted blind.

**SHOWER ROOM:**

Walk-in part tiled enclosure with Grohe shower, low level wc and wash hand basin. Cupboard housing hot water tank with slatted shelving, two further cupboards, wood effect laminate flooring, radiator and window to side.

**OUTSIDE FRONT:**

Five bar gate providing access to a driveway providing off road parking for numerous vehicles. The remainder of the garden is mainly laid to lawn with a selection of flower bed borders, mature trees to include a sycamore, apple tree, white flowering rowan tree and a beautiful purple flowering Wisteria. A key fob operated door opens to a garage comprising brick flooring, fitted workbench, electrics and areas of shelving. In addition is a vaulted outbuilding perfect for storage.







**OUTSIDE REAR:**

To the side of the property is a wood store which leads to the beautiful private rear garden which is principally laid to lawn with a selection of flower bed borders. There is a lovely paved patio to enjoy the far reaching views, a greenhouse, a summerhouse with small decked verandah and a selection of trees to include red Acers and Azaleas. Oil tank adjacent to the house.

**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.

**TENURE:** Freehold

**COUNCIL TAX BAND:** F

**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)

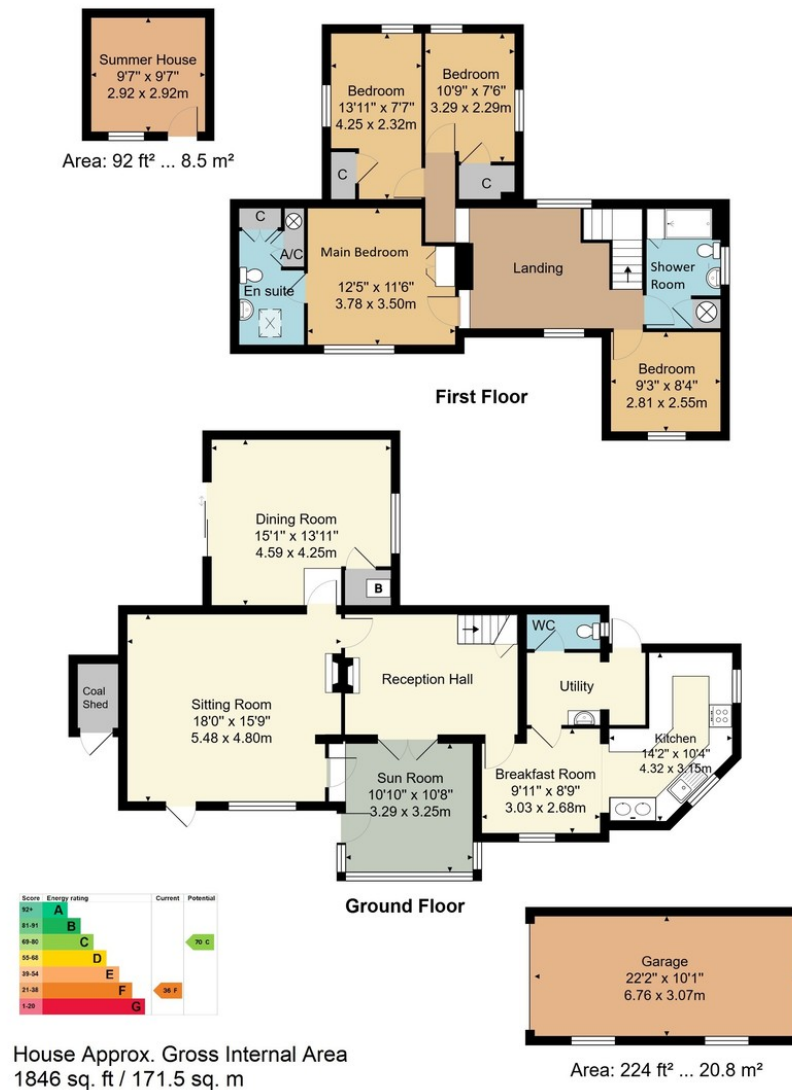
Services - Mains Water, Electricity

Heating - Oil

Private Drainage - Klargester septic tank shared with three other properties







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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