



Alexandre Boyes

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Welfield Farm, Church Road, Crowborough, East Sussex, TN6 1BN



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Montpelier Lodge, 48 Mount Ephraim, Tunbridge Wells, Kent TN4 8AU

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Crowborough, East Sussex, TN6 1BN

- Entrance Hall
- Family Room
- Sitting Room
- Open plan Kitchen / Dining Room
- Utility Room
- Study
- Downstairs Cloakroom
- Master Bedroom with Ensuite & Walk-in Wardrobe
- Five further Bedrooms
- Three Bathrooms
- Jetmaster Wood Burner
- Parking for Multiple Cars
- Lawned Garden
- Double Garage



A fantastic opportunity to acquire this fabulous detached family house located in a prime residential address in Crowborough. Set well back from the road this handsome property has been built using reclaimed local stone and has a traditional yet contemporary design.

Offering over 3500 sq. ft. the property has a large entrance hall leading to the sitting room, mezzanine family room, study with built-in storage, cloakroom and utility room. The ground floor also boasts a spacious open plan kitchen open to dining room and snug and benefits from large bifold doors leading out to the terrace and lawned garden. Six generous bedrooms are located on the first floor, three of which are ensuite and a large family bathroom with his and hers sinks leads off the landing.

The property benefits from a large gravel drive with ample parking for multiple cars and a double garage.

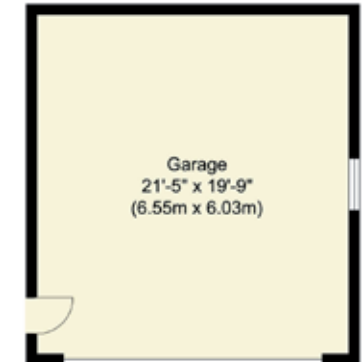
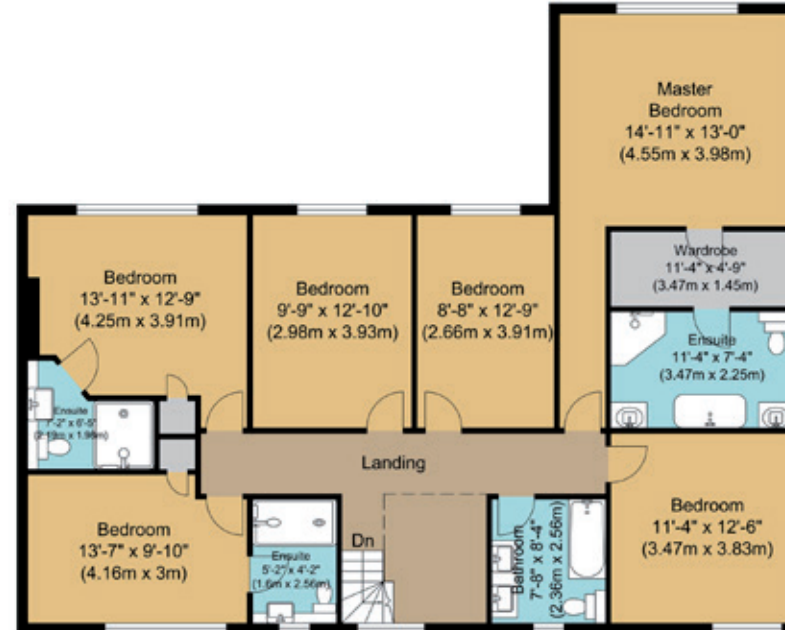
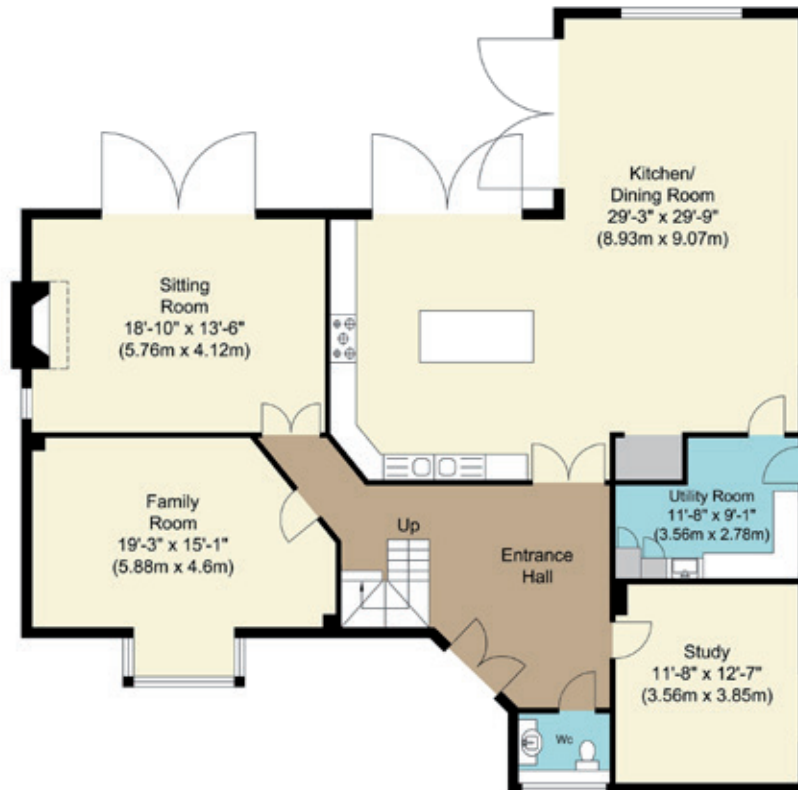
An internal viewing is highly recommended to appreciate the high quality of the finish and diversity of the accommodation.

Located approximately 7 miles from Tunbridge Wells, Crowborough offers a fine selection of shopping facilities with supermarkets, banks, public houses and the area is well served with a wide selection of schooling for all age groups including a sixth form community college and highly regarded primary schools. In addition the area offers good sporting facilities including Crowborough Leisure Centre, Rugby Club and two golf courses. There are mainline rail services to London in approximately one hour at nearby Jarvis Brook or Eridge stations.

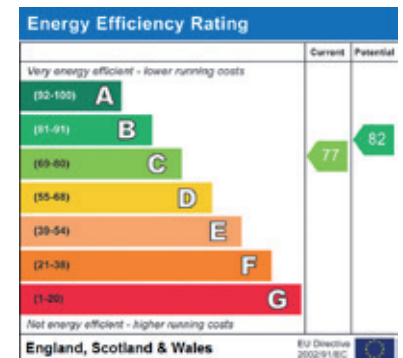


TOTAL APPROX FLOOR AREA 3528.41 SQ. FT. (AREA 327.8 SQ. M)

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.
www.redhotcamera.com



Garage
Approximate Floor Area
430.45 sq. ft.
(39.99 sq. m)



IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

