



Winscombe, Beacon Road, Crowborough, East Sussex TN6 1UL

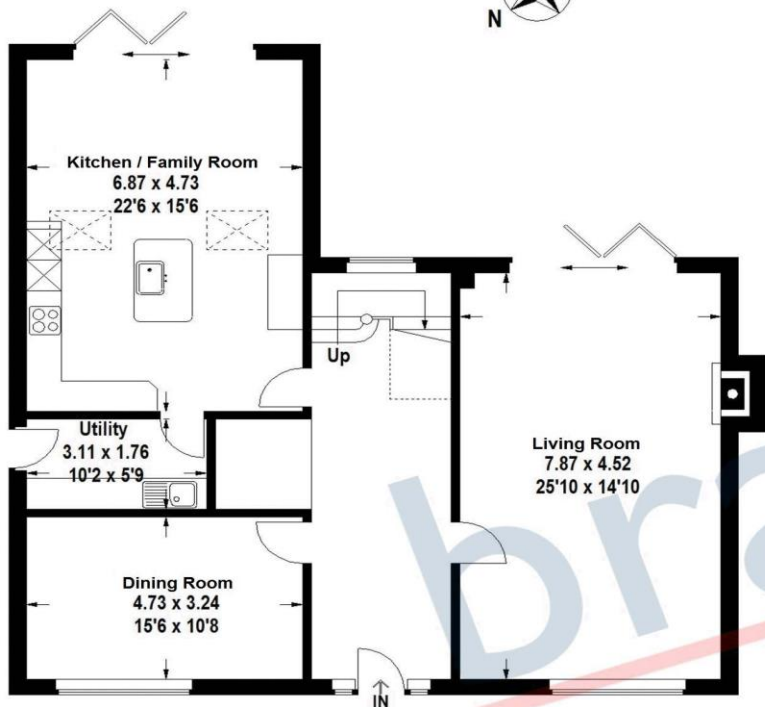
Guide Price £895,000 Freehold

When experience counts...

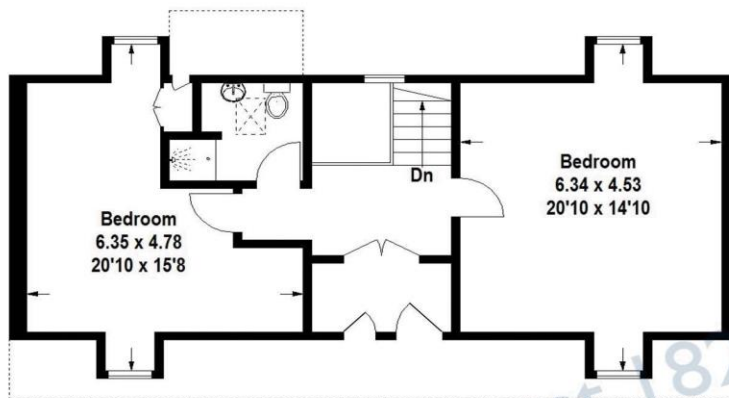
est. 1828
bracketts

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

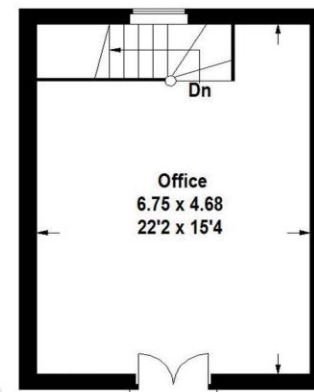
Approx Gross
Internal Floor Area
(Excluding Garage)
2965 sq ft (275.5 sq m)



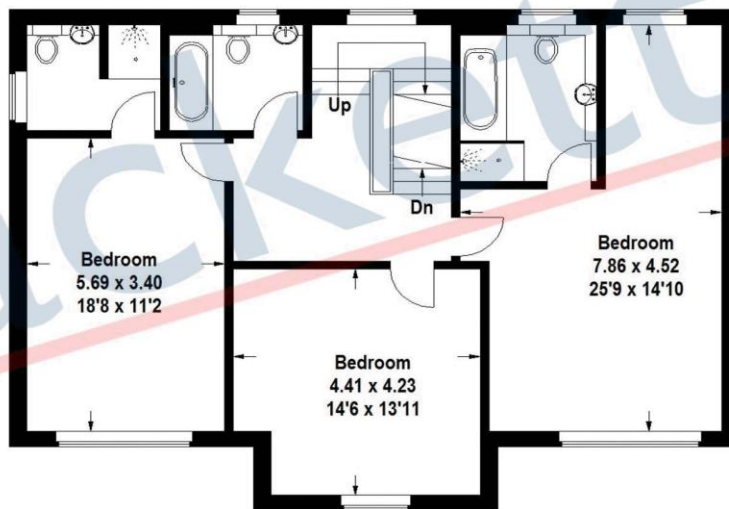
Ground Floor Approx Internal Area 1250 sq ft (116.1 sq m)



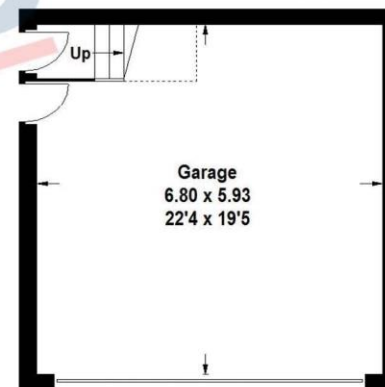
Second Floor Approx Internal Area 651 sq ft (60.5 sq m)



Office - First Floor Approx Internal Area 347 sq ft (32.2 sq m)



First Floor Approx Internal Area 1064 sq ft (98.9 sq m)



Garage - First Floor Approx Internal Area 439 sq ft (40.8 sq m)

Guide Price £895,000 Freehold

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LOCATION

With a south-facing rear garden, the house enjoys a pleasant location towards the leafy rural fringes of Crowborough and within 0.2 of a mile of Beacon golf course. The Ashdown Forest is within easy access. The property is a mile south of 'The Cross' where comprehensive shopping facilities abound. The mainline railway station is 2.25 miles away connecting to London Bridge and Victoria. Tunbridge Wells is 8 miles north, Gatwick 23 miles and the south coast is 25 miles away at Eastbourne and 30 miles from Brighton.

TO BE SOLD

A spacious newly built detached residence created with considerable thought being given to both the layout and its high specification finish, constructed with a full NHBC Warranty in facing brick with rendered/timbered feature panel to the front elevation under a pitched tiled roof. The house extends to nearly 3,000 sq.ft. and features a signature kitchen/family room with a vaulted ceiling accessing and aspecting the enclosed south facing rear garden. The property also affords a double garage block with office/playroom above and has the following luxury features:

- Gas Fired Central Heating -underfloor to the ground floor with zoned thermostats
- Double Glazing
- Floor Coverings - a combination of engineered oak, close fitting carpets and tiled wet areas
- Oak Internal Doors with brushed chrome furniture
- White 'Roco' sanitary ware
- The kitchen has integrated Neff appliances
- 1kw of PV roof panels and has an integrated MVHR heat recovery system

ACCOMMODATION

Panelled Front Door with twin full height side windows to:

Spacious Reception Hall

Feature staircase with full height window to the rear.

Cloakroom

Concealed cistern WC with cupboard beneath, vanity-style wash basin. Quartz tops and splashback. Chrome towel rail. Extractor fan. Ceramic tiled flooring.

Living Room

An appealing through room with picture windows to the front and triple bi-fold doors to the rear. Assorted spotlights to the ceiling. Provision for wood burner with a black granite hearth and a feature bresummer. Engineered oak flooring.

Kitchen / Family Room

A most attractive feature of the house overlooking the rear garden with a partially vaulted ceiling. The **Kitchen Area** itself has 'Second Nature' units with high gloss door fronts, soft close doors and Neff appliances arranged with a central island with an inset one-and-a-half bowl sink, drainer and swan neck 'boiling' tap. Assorted inset base units. Integrated dishwasher. Integrated wine fridge. Further curved worktop with integrated induction hob with extractor above, a bank of ovens comprising two full ovens, a steam oven and a microwave. Suspended wall cupboards. Further tall units concealing full height fridge and full height freezer. Feature LED lighting. The ceramic tiled flooring extends through to the vaulted **Family Area** with triple bi-fold doors aspecting and accessing the rear garden and twin Velux windows to the flanks (fitted with remote controls).

Dining Room

Window to the front. Engineered oak floor.

Utility Room

Length of working surface to one wall with inset single drainer stainless steel sink with cupboards beneath and plumbing provision for washing machine and tumble dryer. Wall cupboards and wall mounted Worcester gas fired boiler for the heating and hot water. Ceramic tiling to the floor. Electric consumer unit and programmer/timer for the central heating. Trades door to the side.

A feature turning oak staircase with low voltage skirting lighting and glass inserts to:

First Floor Landing

Large window to the rear. Radiator. Wide airing cupboard housing the pre-lagged hot water cylinder and shelving unit.

Principal Bedroom

A through room with windows to the front and rear and two radiators.

En Suite

A white suite comprising a shower cubicle extending to full height, panelled bath with a waste filler and hair wand, vanity shelf extending in a 'L' to the wash basin with assorted cupboards under, WC with a concealed cistern. Electric shaver socket. Chromed towel rail. Window to the rear.

Bedroom 2

Radiator beneath window to the front.

En Suite Shower Room

Tiled shower cubicle, vanity wash basin with cupboards under and an adjacent WC. Tiled splashback. Electric shaver socket. Chrome towel rail. Window to the side. Tiled flooring.

Family Bathroom

Full height wall tiling around a panelled bath with waste filler, shower head and attractive glazed shower screen, vanity wash basin, tiled splashback, cupboards and WC. Chrome towel rail. Electric shaver socket. Window to the rear.

Bedroom 3

Window to the front with radiator beneath.

Turned oak staircase to:

Top Floor Landing

High level window to the rear. Hatch to a loft inspection area. Double doors with automatic light to a deep storage cupboard with power, radiator and twin hatches at low level to further eaves storage.

Bedroom 4

Twin dormer windows to the front and rear and access to the eaves storage. Radiator.

Bedroom 5

Twin dormer windows to the front and rear and double doors to a recessed storage cupboard. Radiator.

Shower Room

Full height ceramic tiling to a shower cubicle reducing to a lower level behind a WC and wash basin. Electric shaver socket. Chrome towel rail. Velux to the rear.

OUTSIDE

Front Garden Screened to the front by newly planted hedging. There is a core gravel drive providing parking for up to four cars and turning area accessing the cobbled block paving drive to the side which leads to a detached **Double Garage** building constructed in brick under a pitched tiled roof. The garage is accessed via an electric 'roller shuttered' door and has light and power connected, outside tap and external floodlight. Personal door to the side. A lobby and staircase access the **Office/Playroom** above the garage which has electric wall heaters, low voltage spotlights and hatch to a central area of loft storage. **Rear Garden** The garden is south-facing and has a large feature raised patio which extends the full width of the property. This is accessed from both the living room and the kitchen by bi-fold doors. There are lighting features and from here central steps lead to a large principally level lawned garden with mature shrubs to the boundary affording a high degree of privacy. Plot size of approximately 0.25 of an acre.

ROUTE TO VIEW

From Tunbridge Wells head south on the A26 and proceed through Eridge Green and into Crowborough. At the traffic lights at Crowborough Cross head straight on south towards Uckfield and 'Winscombe' will be found on the left hand side after approximately 1 mile, identified by our 'For Sale' board.

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