

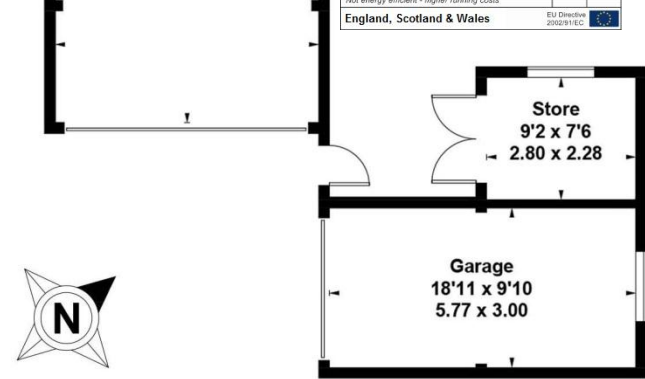
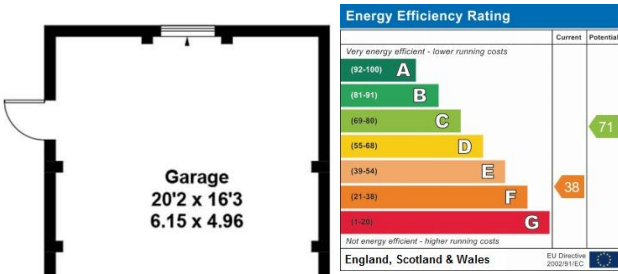


Redstones, Uckfield Road, Crowborough, East Sussex TN6 3SX

Price Range: £950,000 - £975,000 Freehold

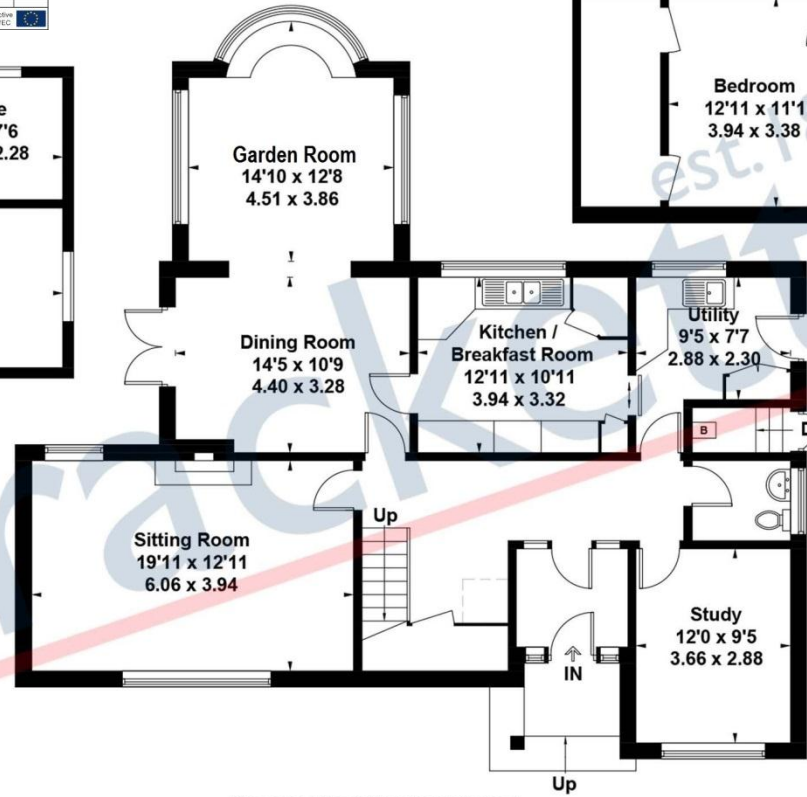
When experience counts...

est. 1828
bracketts

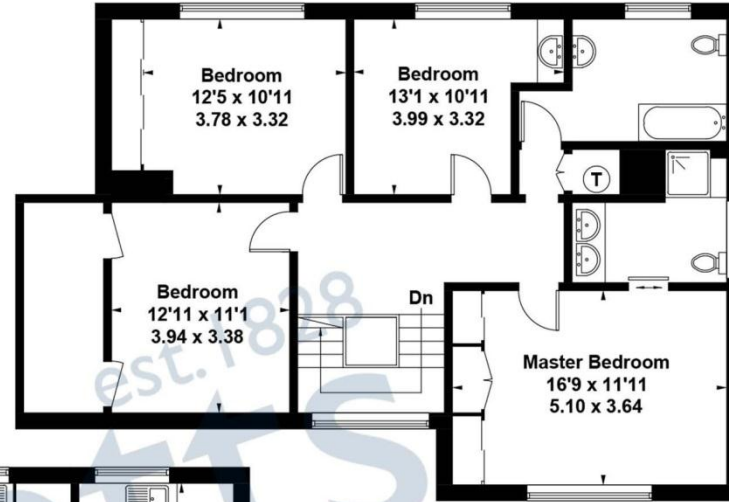


Garage / Store Approx Internal Floor Area
582 sq ft (54.1 sq m)
(Not shown in actual location)

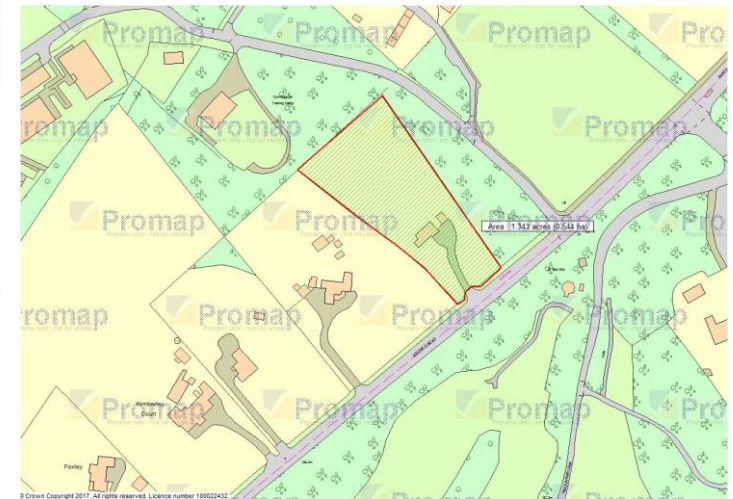
Approx Gross Internal Floor Area
2895 sq ft (269 sq m)



Ground Floor Approx Internal Floor Area
1249 sq ft (116.0 sq m) (Including Store)



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



Price Range: £950,000 - £975,000 Freehold

Redstones, Uckfield Road, Crowborough, East Sussex TN6 3SX

LOCATION

Set amongst mature level grounds of approximately 1.34 acres, well back from the road via electric gates. The property effectively borders the Ashdown Forest being 1.5 miles south of Crowborough Cross where day to day shopping amenities prevail. The mainline railway station is within 3 miles and Royal Tunbridge Wells, with its more extensive shopping and cultural amenities, is 8.5 miles to the north.

TO BE SOLD

An unusual opportunity to acquire something of a 'blank canvass' being a substantial, handsome detached residence, constructed in facing brick with tile hung upper elevations and leaded light windows, under a pitched tiled roof. Having provided a generous family home for the sellers for many decades, the level grounds of 1.34 acres make the property a prime prospect for extension/alteration, subject to the necessary Local Authority Consents.

ACCOMMODATION

Generous Storm Porch

Solid panelled Front Door, with twin windows, to:

Entrance Lobby

Radiator. Internal glazed door and matching side casements to:

Spacious Hallway

Understairs recess. Door, with automatic light, to an L-shaped storage cupboard. Thermostat control for the central heating. Radiator.

Cloakroom/WC

WC and wash basin with splashback. Radiator. Window to the side.

Study

Double radiator beneath a small paned window to the front elevation.

Living Room

This appealing room has an ornate fire surround and mantel with a marble-style insert and hearth and an open flue. The room enjoys twin aspects having a window to the rear and a small paned picture window to the front. Two radiators. Three wall light points plus a central ceiling rose.

Dining Room

Glazed double doors to the side. Radiator. Open access to:

Garden Room

Triple aspects with windows to either side and a bow window, with a fitted bench seat, overlooking the rear garden. Two radiators. Four wall light points and a central ceiling rose.

Kitchen/Breakfast Room

Picture window overlooking the rear garden beneath which is a double drainer, double bowl, stainless steel sink. Base units. Corner cupboard. Provision for an electric cooker. Pantry. Further dresser-style area with working surface, base units and suspended eye level wall cupboards. Sliding door to:

Utility Room

Stainless steel sink and an adjacent worktop. Base units. Plumbing provision for washing machine. Radiator. Double doors to storage cupboard with further storage over. Trades door to the side.

Hardwood handrails to attractive staircase with **Mezzanine Level** and a small paned window to the front.

Full Part Galleried Landing

A generous L-shaped area with double radiator. Hatch to the loft space. Double doors to a recess shelved airing cupboard.

Principal Bedroom

Radiator beneath a small paned window to the front elevation. Range of wardrobes extending to one wall comprising three sets of double doors concealing a mix of hanging and central shelving with storage above.

En Suite Shower Room/WC

Half height wall tiling. Recessed tiled shower cubicle with a Mira mixer and twin handrails, vanity shelf with twin wash basins and drawers beneath, WC. Strip light and electric shaver socket. Radiator/towel rail. Window to the side.

Bedroom 2

Radiator beneath a small paned window to the front elevation. Twin doors to an area of 'walk-in' eaves storage.

Bedroom 3

Radiator beneath a window to the rear. Range of wardrobes extending to one wall comprising two sets of twin cupboards concealing hanging and shelving with blanket storage over.

Bedroom 4

Radiator beneath window to the rear. Recess with a fitted vanity-style wash basin with splashback. Strip light/shaver socket over.

Family Bathroom

Mid-height wall tiling. Pastel pink suite comprising a bath, wash basin with mirror, strip light and shaver socket above, WC. Towel rail/radiator. Obscured glass window to the rear.

OUTSIDE

The property is set in delightful mature grounds which extend in total to 1.34 acres screened from Uckfield Road by a mature hedge, trees and electric gates. There is a long tarmac driveway which bi-sects the front garden and opens to a large area of parking/turning, with access to two garages, one single and one double, with automatic doors, and a screened potting area. There is also a brick garden store and an oil tank, plus an elderly timber shed. Linking the garage to the house is a 'covered way' and a deep boiler cupboard with a floor mounted Grant oil fired boiler for the heating and hot water. Outside tap and outside light.

Rear Garden This affords the property a delightful setting with a host of mature trees and shrubs set around a large area of level lawn. Immediately to the side and rear of the house is a large flagstone seating area which is well screened and providing a lovely afternoon sun trap. There are established shrub and rose borders and mature hedging. A large beech hedge towards the rear boundary screens the house further.

ROUTE TO VIEW

From Tunbridge Wells leaving south on the A26 proceed to Eridge, passing the station on the right, and continue into Crowborough. At the 'Cross' continue straight on south towards Uckfield having passed Crowborough Beacon Golf Club on the left and the subsequent left turn marked for Jarvis Brook on the left continue and immediately after the entrance to Crowborough Army Camp (on the right) turn into 'Redstones' driveway, also on the right.

Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



27/29 High Street, Tunbridge Wells
Kent TN1 1UU
Tel: (01892) 533733 Fax: (01892) 512201
E-mail: info@bracketts.co.uk
www.bracketts.co.uk

