

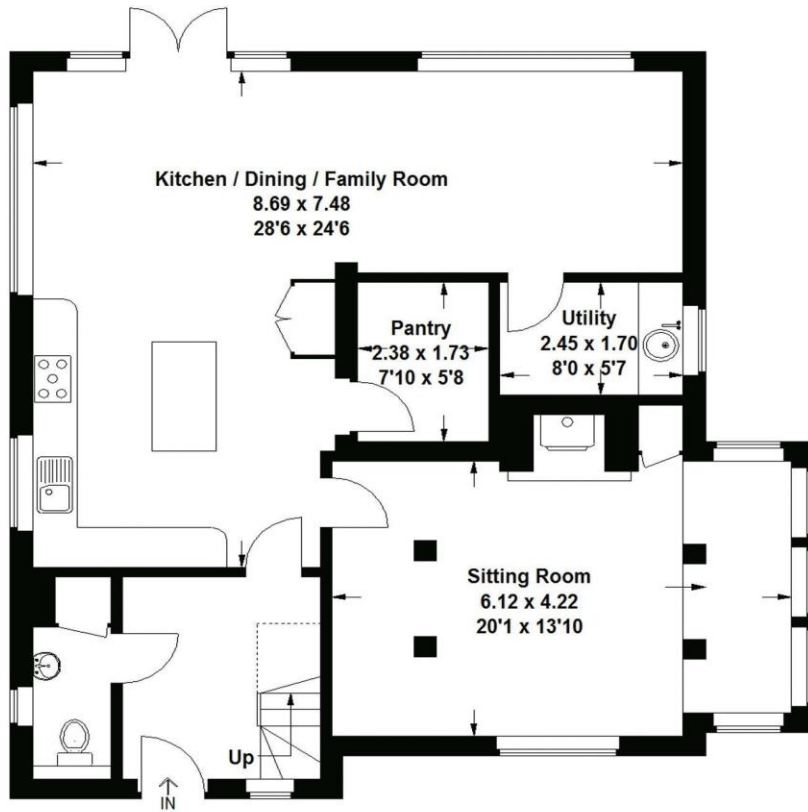


Lye Green Lodge, Lye Green, Crowborough, East Sussex TN6 1UX

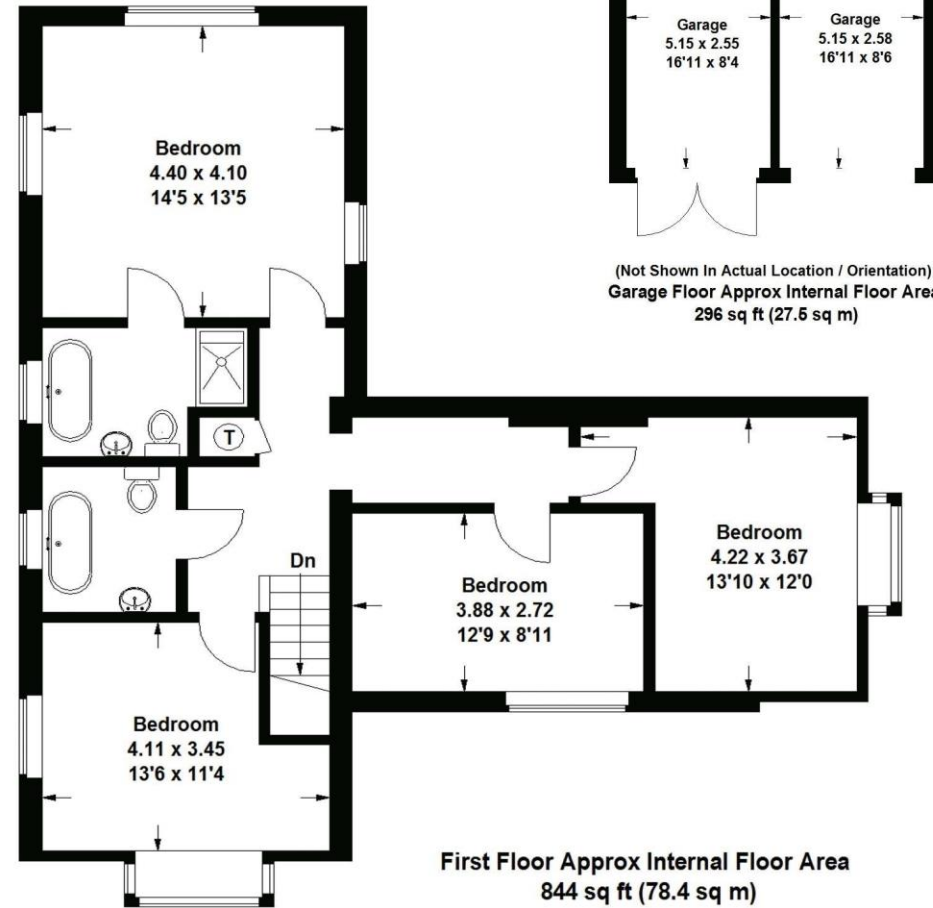
**Guide Price £995,000 Freehold**

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**Ground Floor Approx Internal Floor Area**  
1032 sq ft (95.9 sq m)



**First Floor Approx Internal Floor Area**  
844 sq ft (78.4 sq m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		58	79

England, Scotland & Wales

EU Directive 2002/91/EC



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TN6 1UX

## DESCRIPTION

This imaginatively created detached residence has been significantly extended from an original lodge house, understood to date back to the early 1800s. The property has been carefully and thoughtfully designed blending contemporary modern fittings with the original character and now affords a delightful home finished to an exacting and luxurious standard. The property features a great deal of natural timbered flooring, handmade bead and butt oak internal doors with thumb latches and low voltage LED downlighters throughout.

## LOCATION

Backing directly onto mature woodland thus affording the property a delightful rural setting yet convenient to local amenities, with Groombridge village 2 miles away and Crowborough Cross 2.5 miles distant. There are neighbouring foot and bridle paths accessing the picturesque Ashdown Forest where 2/3rds of its 6,500 acres are designated heathland. The area is well served by sport and recreational facilities and Gatwick Airport is a little over 20 miles away.

## DIRECTIONS

Leave Tunbridge Wells in a westerly direction on the A264 and continue through Langton Green and at the junction with the B2110 continue straight ahead and down Groombridge Hill. At the mini roundabout in Groombridge take the second exit and after 1/2 a mile take the left turn onto the B2188 (signposted Crowborough). After a further 1.5 miles the property will be found on the right hand side, just before the road forks left to Crowborough and right to the Forest.

## ACCOMMODATION

### Ground Floor

Decorative open Portico Entrance with oak beams on brick pads with brick flooring and outside lights. Arched panel Front Door to:

### Impressive Hallway

Oak flooring, radiator. Staircase up with an understairs recess.

### Cloakroom

WC and wash basin. Window to the side, radiator, decorative oak shelf. Door to recessed cupboard housing the electric consumer unit.

### Sitting Room

This delightful room enjoys twin aspects and a split-level feature with oak flooring throughout. Brick surround to fireplace with oak mantel, tiled hearth and fitted wood burner. Alcove with log store and cupboard housing Viessmann boiler for the heating and hot water. Original appealing beams and structural timbers. Double radiator. Window to the front and loggia-style window on the upper level to the side. A decorative characteristic of this room being the original entrance door hung on a 'feature wall'.

### Living Space

Amtico flooring throughout.

### Neptune Kitchen

An L-shaped arrangement of granite working surfaces with matching upstands having an inset Villeroy & Boch glazed sink and drainer with mixer taps above. Assorted base units with integrated dishwasher. A dual fuel Falcon Range cooker with a large splashback and a feature canopy with lights and extractor over. An oak island unit with base unit, shelving and wine rack. There is a tall matching housing unit with an integrated Neff larder-style fridge and separate freezer. Walk-in Pantry with chrome shelving. Windows to the side and open plan to:

### Dining Area

Continuation of the Amtico flooring. Picture window to the side and double doors with floor to ceiling matching windows opening to the rear garden. This room is also open to:

### Family Room

Further picture windows to the rear, vaulted ceiling, radiator, twin exposed feature beams and a door to:

### Utility Room

Length of granite working surface with inset sink, cupboard and utility space beneath with plumbing provision for washing machine and space for tumble dryer. Window to the side and radiator.

### First Floor Landing

Airing cupboard housing the pressurised hot water cylinder.

### Principal Bedroom

Enjoying a triple aspect. Radiator.

### En Suite Bathroom

Freestanding roll top bath with mixer taps and a hair rinser, wash basin and WC. Glazed door to wide shower cubicle with full height polished Travertine tiles and deluge shower head. Chromed towel rail. Window to the side. Amtico flooring. Extractor to the ceiling.

### Bedroom 4

An L-shaped room and enjoying twin aspects with windows to the side and to the front where there is a deep decorative sill. Radiator. Hatch with folding loft ladder to an area of attic space.

### Family Bathroom

Amtico flooring. Freestanding bath with mixer tap and hair rinser, wash basin and WC. Chromed towel rail. Window to the side. Extractor to the ceiling.

### Inner Landing

### Bedroom 2

Deep windowsill to the side. Radiator. Hatch to a second area of loft space (in the original part of the lodge).

### Bedroom 3

Deep windowsill to the front. Radiator beneath. Exposed feature beam.

## SERVICES

Private drainage and LPG cooking and central heating.

## OUTSIDE

Post and 3 rail fencing to the front boundary and a five bar gate that affords access to a generous L-shaped Scottish granite chippings sweep of parking and turning. To the front of the house is a Heritage-style garage/cart barn on a brick base with a pitched and tiled roof. The garage half being accessed via twin oak doors. Areas of level lawn extend to either side of the property. Around the exterior is an outside tap, power points and electric meter cupboard. Raised planters and seating areas. The garden, as does the house, enjoy views into neighbouring woodland.

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