



GLEBELANDS, SCHOOL LANE, ST. JOHNS,
CROWBOROUGH, EAST SUSSEX, TN6 1SD

£825,000

*** NO CHAIN ***



WOOD & PILCHER

Glebelands, School Lane, St. Johns, Crowborough, East Sussex, TN6 1SD

An exceptionally spacious and most comfortable modern 5 bedroom detached family house situated within delightful private grounds of approximately 0.5 of an acre in this sought after location within the Ashdown Forest and on the outskirts of the town *** NO CHAIN ***

Entrance hall, living room, 2nd reception/study/bedroom 4, dining room, kitchen, rear lobby, bedroom 5 with ensuite shower room, conservatory, heated indoor swimming pool, bedroom 1 with ensuite shower room, bedroom 2 with en suite bathroom, bedroom 3, family shower room, double garage, gardens



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BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,
SOUTHBOROUGH, TONBRIDGE & ASSOCIATED LONDON OFFICE

SITUATION: The property is situated in quite delightful mature grounds which offer virtually total seclusion bounded by bank of rhododendrons and mature trees. The property gives easy access to the famous Ashdown Forest with its superb walks and riding facilities whilst the town of Crowborough is close at hand. The town provides good shopping facilities, wide range of schooling and main line rail service at nearby Jarvis Brook. There are also excellent sporting facilities, including golf at both the Beacon and Boars Head courses, the Goldsmiths Leisure Centre with indoor swimming pool and the Crowborough Squash and Tennis Club. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 9 miles distance whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive.

The present accommodation is arranged as follows:

Obscured double glazed front door leading into **ENTRANCE HALL:** With recessed spotlights, wall mounted thermostat, dado rail, storage cupboard. Doors to

LIVING ROOM: Being dual aspect with double glazed windows to front, double glazed timber doors with windows to side leading into conservatory, recessed spotlights, feature fireplace with inset wood burner with wooden mantle and tiled hearth, corner coving

SECOND RECEPTION ROOM/STUDY/BEDROOM 4: With double glazed windows to front, recessed spotlights



DINING ROOM: With double glazed windows to side, double glazed window into conservatory, recessed spotlights. Door into

KITCHEN/BREAKFAST ROOM: With 2 double glazed windows to side, double glazed window into conservatory, further glazed door and window to side into conservatory, recessed spotlights, fully tiled walls, tiled floor, range of matching wall and base units with granite work tops, inset double stainless steel sink unit, eye level integrated oven, separate grill, inset 4 ring electric hob with extractor fan above, space for dishwasher, oil fed Rayburn, glazed timber door into

REAR LOBBY: With tiled floor, tiled walls, space for fridge/freezer, glazed timber door with windows to side leading to side entrance. Glazed timber door into

BEDROOM 5: With 2 double glazed windows to side, double glazed door into swimming pool area, wood laminate flooring. Door into

EN SUITE SHOWER ROOM: (Also accessed via obscured double glazed door from swimming pool area) with tiled floor, tiled walls, pedestal wash hand basin, low flush wc suite, fully enclosed shower cubicle with bi-folding glass screen, heated towel rail, extractor fan

CONSERVATORY/DINING ROOM: (Accessed via living room, kitchen and swimming pool area) with tiled floor, fully double glazed glass roof, light and heating, sliding patio doors into garden and into

INDOOR HEATED SWIMMING POOL: With tiled floor, lighting, circular glazed windows to one side, sliding patio doors to rear garden

From entrance hall stairs to FIRST FLOOR LANDING: With double glazed windows at half way point, recessed spotlights, access to attic, large airing cupboard housing hot water cylinder with slatted shelving to side and above, double glazed window to garden. Doors to

BEDROOM 1: Being dual aspect with double glazed windows to front and rear, large fitted wardrobes, recessed spotlights. Door to

ENSUITE SHOWER ROOM: With tiled floor, tiled walls, recessed spotlights, double glazed window to front, large pedestal wash hand basin, low flush wc suite, large walk in shower cubicle with overhead shower and separate shower attachment, glass screen, chrome ladder style heated towel rail

BEDROOM 2: With double glazed window to front, recessed spotlights, large fitted wardrobe with shelving to either side. Door to

ENSUITE BATHROOM: With double glazed window to side, laminate tiled flooring, fully tiled walls, recessed spotlights, large pedestal wash hand basin, low flush wc suite, bidet, enclosed bath suite with shower attachment, ladder style heated towel rail

BEDROOM 3: With double glazed window to rear, recessed spotlights, large fitted wardrobe with storage above

FAMILY SHOWER ROOM: With laminated floor tiles, tiled walls, recessed spotlights, double glazed window to side, large pedestal wash hand basin with shaving point and light above, low flush wc suite, bidet, fully enclosed shower cubicle with glass door

OUTSIDE: The property is approached via a 5-bar gate leading to a large driveway with parking for several vehicles leading to **DOUBLE GARAGE** with up and over door and storage to side. Large flower borders. Range of various shrubs and trees. Wrap around garden with large areas laid to lawn. Brick paved patio area. Outside light. To the rear of the property is second entrance/exit onto School Lane via a 5-bar timber gate. Plant/utility room housing fuses and meters, storage cupboards with roll top work surfaces and inset stainless steel sink unit, wall mounted Worcester boiler, light and power connected, space for washing machine. Outside tap. Storage cupboard to the side housing 2nd gas boiler, fuses and meters, light and power. Enclosed area to the side of garage housing the oil tank

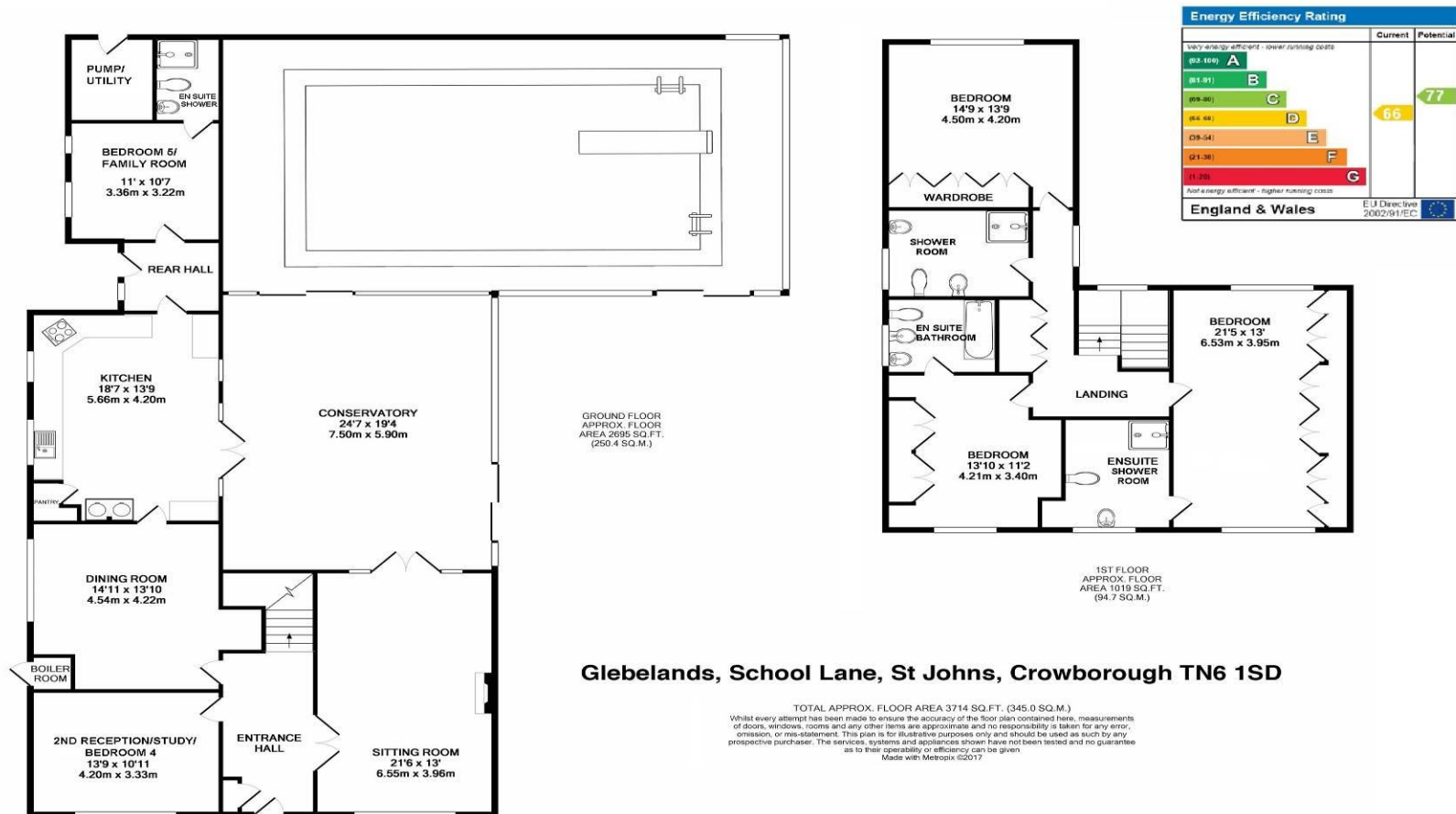
VIEWINGS: Via Wood & Pilcher on 01892 665666

TENURE: Freehold

DIRECTIONS: From the centre of Crowborough proceed into London Road, taking the first turning on the left hand side into St John's Road. Continue away from the town and just after the Horder Centre for Arthritics turn right into St John's Church, bearing right where the entrance to Glebelands will be found straight ahead.

Energy Efficiency Rating: D





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