



**KIMBERLEY LODGE, HIGH BROOM ROAD,
CROWBOROUGH, EAST SUSSEX TN6 3SL
£975,000**



WOOD & PILCHER

Kimberley Lodge, High Broom Road, Crowborough, East Sussex, TN6 3SL

Situated on the outskirts of the town in a favoured location being close to the famous Beacon Golf Course, a 4 bedroom detached house presented in good decorative order throughout

Large covered front entrance, entrance hall, cloakroom, living room, dining room, kitchen, breakfast room, utility room, snug, study, conservatory, master bedroom with dressing area and ensuite bath/shower room, 3 further bedrooms, family bathroom, double garage, stable building/outside store, large south facing gardens

The whole extending to approximately 1.225 acres



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

SITUATION: The property is situated with very close proximity to the famous Beacon Golf Course. The town centre is easily accessible and provides a good range of shopping facilities, some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with educational and recreational facilities including the Goldsmiths Leisure Centre, Crowborough Beacon Golf Club and Crowborough Tennis & Squash Club and schools for all age groups and the beautiful Ashdown Forest with over 6000 acres of rolling countryside being approximately 5 minutes drive away. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 8 miles distance whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive. Train service to London is at nearby Jarvis Brook station

The present accommodation is arranged as follows:

LARGE COVERED FRONT ENTRANCE: With tiled flooring, timber front door with double glazed windows to either side leading into

ENTRANCE HALL: With recessed spotlights, wall light. Doors to

CLOAKROOM: With obscured double glazed window to front, tiled flooring, low flush wc suite, pedestal wash hand basin, radiator, recessed spotlights

LIVING ROOM: Being dual aspect with double glazed bay window to front with far reaching views, double



glazed patio doors and windows either side opening onto rear garden, 3 wall lights, feature brick open fireplace with oak feature beam. Archway through to

DINING ROOM: (Also accessed via entrance hall) With double glazed patio doors with double glazed windows to either side to rear garden, recessed spotlights

KITCHEN: With double glazed windows to rear, tiled flooring, part tiled walls, recessed spotlights, range of matching wall and base units with roll top work surfaces, inset one and a half stainless steel sink unit with drainer, inset 4 ring gas hob with extractor fan above, integrated eye level oven and separate grill, space for dishwasher, integrated fridge. Archway through to

BREAKFAST ROOM: With continuation of tiled flooring, double glazed windows to side, recessed spotlights, wall lights, wall mounted water and heating controls. Door through to

UTILITY ROOM: With base units, roll top work surfaces, stainless steel sink unit with drainer, tiled splashback, space for washing machine, space for freezer, wall mounted cupboards, extractor fan, wall mounted gas boiler, recessed spotlights. Timber glazed door to side passageway

From kitchen door to **SNUG:** With recessed spotlights, double glazed bay window to front with far reaching views

Glazed door from living room into **STUDY:** With double glazed windows to front and rear, tiled flooring, bi-

folding glazed timber doors into

CONSERVATORY: With continuation of tiled flooring, double glazed windows, double glazed patio door onto rear garden, ceiling fan

From entrance hall staircase to **FIRST FLOOR LANDING:** With recessed spotlights, access to attic via loft hatch, 2 wall lights. Doors to

MASTER BEDROOM: Being dual aspect with double glazed windows to front with far reaching views, double glazed patio doors with windows to either side to **BALCONY** with iron railings overlooking rear garden, 4 wall lights, ample fitted wardrobes. Archway through to

DRESSING AREA: With double glazed windows to rear and side, further storage cupboard, leading to

EN SUITE BATH/SHOWER ROOM: With tiled flooring, double glazed windows to side, low flush w.c suite, corner fully tiled shower cubicle with Aqualisa shower and grab rail, pedestal wash hand basin set in vanity unit with shaving point above, freestanding roll top bath with separate shower attachment over

BEDROOM 2: With double glazed window to front with far reaching views, large fitted wardrobes (one with wash hand basin), eaves storage area with light

BEDROOM 3: With double glazed window to rear, pedestal wash hand basin, fitted wardrobe

BEDROOM 4: With double glazed window to front with far reaching views, Juliette balcony

FAMILY BATHROOM: With double glazed windows to rear, recessed spotlights, fully tiled walls, low flush w.c suite, large pedestal wash hand basin with tiled surfaces, large fully tiled shower cubicle with Aqualisa shower, enclosed bath suite, radiator with chrome heated towel rail

OUTSIDE: The front of the property is approached via a gated driveway with off road parking for several vehicles leading to **DOUBLE GARAGE** with up and over door, light and power connected, separate fusebox with further storage above. The driveway then leads to **STABLE BUILDING/OUTSIDE STORE**. The front garden is laid to lawn with large areas of mature shrubs and is mainly hedge bound. Access to the rear garden via either side of the property also via iron gates into the patio area which is also accessed via the utility room. Outside store, previously used as boiler room housing fuses and meters. The rear

south facing garden is mainly laid to lawn enclosed by a range of mature trees and hedges. Large flower borders, several fruit trees. The whole extends to approximately 1.2 acres (tbv)

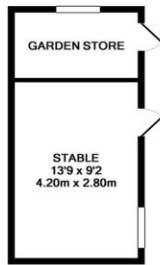
TENURE: Freehold

VIEWINGS: Via Wood & Pilcher on 01892 665666

DIRECTIONS: From our offices proceed in a southerly direction pass the famous Beacon Golf course and take the next left into Sheep Plain. Proceed through the golf course (first green/second tee) and take the next turning right into High Broom Road. Continue along High Broom Road where property is will be seen on the right hand side

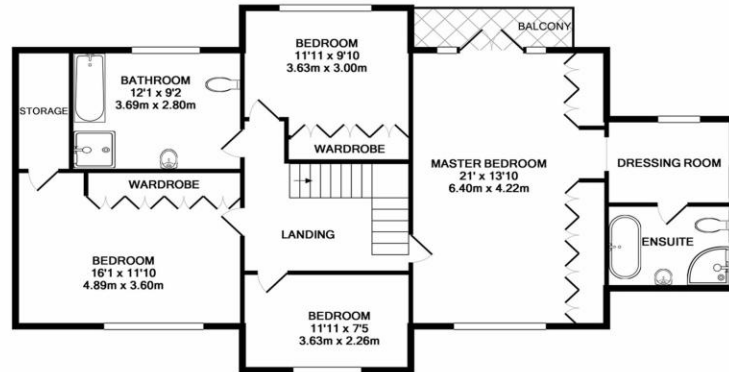
Energy Efficiency Rating: D



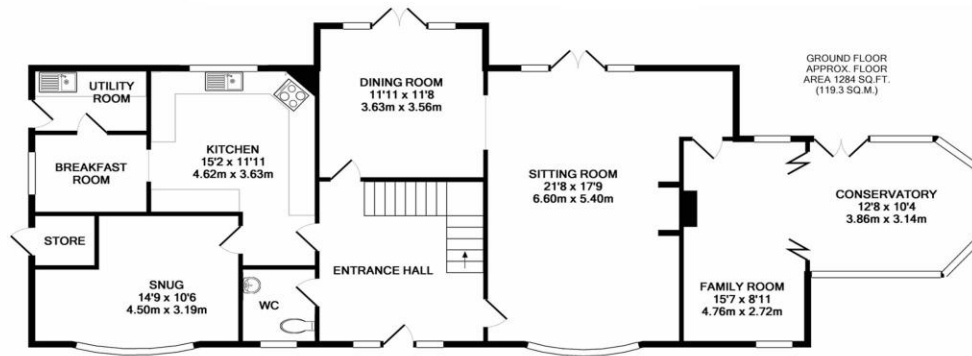
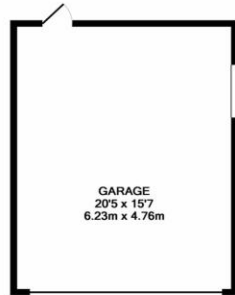


OUTBUILDINGS
APPROX. FLOOR
AREA 495 SQ. FT.
(46.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1071 SQ. FT.
(99.5 SQ.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		80
D	(55-68)	64	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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TOTAL APPROX. FLOOR AREA 2850 SQ. FT. (264.7 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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