



BARTON HOUSE
CROWBOROUGH
OFFERS IN REGION OF: £1,200,000



Barton House,

High Broom Road, Crowborough, TN6 3SL

Beautiful views and a great deal of potential greet you at this substantial 1930s six bedroom detached family home, set in a beautiful location and enjoying considerable gardens & grounds, detached garaging and extremely spacious accommodation.

SITUATION: The property is situated in one of the most sought after roads in the area close to the famous Beacon Golf Course and within in its own beautiful park-like grounds giving total privacy and extending to just under one and a half acres. Crowborough town centre, which is nearby, provides a good range of shopping facilities, excellent junior and senior schooling and main line rail service with trains to London in about one hour. The larger spa town of Royal Tunbridge Wells is about 9 miles distance, whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive. Access to Gatwick London Airport is about 40 minutes' drive.

DIRECTIONS: Proceed away from the centre of the town in a southerly direction on the main A26 passing the Crowborough Beacon Golf Clubhouse on the left hand side and at the bottom of this road turn left into Sheep Plain. Continue along this road, across the Golf Course and take the next turning right into High Broom Road, passing the turning to High Broom Lane, Barton House can be found a short distance along on the right hand side.

Approximate dimensions and accommodation is as follows:

Barton House is a period property with later additions, double glazing and timber front door to:





ENTRANCE PORCH:

Window to side, quarry tiled floor through to glass panelled front door leading to:

ENTRANCE HALL:

Radiator, fitted carpet, wall mounted thermostat, understairs cupboard, wall mounted alarm, additional coats hanging cupboard, front door to the rear garden.

CLOAKROOM:

Enclosed shower cubicle with shower, dual flush wc, pedestal wash hand basin, obscure window to rear.

RECEPTION ONE:

Window to front, shelving to one side, radiator, double doors opening onto:

RECEPTION TWO:

Double aspect windows to front and side, cupboard housing the consumer unit.

SITTING ROOM:

Feature fireplace with brick mantle hearth and surround, double aspect with large window to front and two windows to side, radiator, fitted carpets, opening into:

GARDEN ROOM:

Storage cupboard, exposed floorboards, double aspect with windows overlooking garden, patio doors opening out to the patio, two radiators.

KITCHEN/BREAKFAST ROOM:

Range of wall and base units with work tops over and tiled splashbacks, one and half bowl stainless steel sink with swan mixer tap, range master cooker with extractor fan over, space for washing machine, space for fridge/freezer, centre island providing space for breakfast bar with cupboards beneath, two windows to side and door to garden, patio doors opening to Conservatory and further door to:

LARGE CONSERVATORY:

Dwarf wall conservatory with double glazed surround, patio doors opening to the garden and patio area, two automatic rooflights, underfloor heating, ceramic tiled flooring.

UTILITY AREA:

Range of wall and base units with tiled splashbacks, stainless steel sink, wall mounted gas boiler, two windows to side.

From the entrance hall a staircase leads up to:

SPLIT FIRST FLOOR LANDING:

Loft access, alarm control panel, wall cupboards, one housing the water tank and shelving.

MASTER BEDROOM SUITE:

Double aspect with window to the front enjoying far reaching views across open countryside and window to side, wardrobe cupboard to one wall, radiator.

EN SUITE SHOWER ROOM:

Comprising a glass shower cubicle with Mira electric shower over, pedestal wash hand basin, dual flush wc, heated towel rail, obscure window to side.

BEDROOM:

Window overlooking the garden, built-in wardrobe cupboard, radiator.

EN SUITE SHOWER ROOM:

Glass shower cubicle and Triton electric shower with tiled surround, pedestal wash hand basin, dual flush low level wc, tiled flooring, window to side.

BEDROOM:

Dual aspect with windows to side and rear, two built-in cupboards.

EN SUITE SHOWER ROOM:

Comprising of a shower cubicle with Triton electric shower over and tiled surround, dual flush wc, pedestal wash hand basin, heated towel rail, window to side, tiled flooring.

BEDROOM:

Window to front, radiator.

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Window to front, radiator.

FAMILY BATHROOM:

Comprising of a panelled Jacuzzi bath (not tested) low level wc, vanity wash hand basin with cupboards beneath, heated towel rail, tiled surround, window to side.



SHOWER ROOM:

Comprises of a enclosed shower with integrated shower and tiled surround, wall mounted basin, heated towel rail, tiled flooring,extractor fan.

OUTSIDE:

The property is approached via a five bar gate with hedge border to the front, large driveway and gravel area providing off road parking for numerous vehicles. The front garden is mostly laid to lawn with various trees and mature shrubs. Detached brick built garage block with tiled roof, two electric up-over doors, double glazed personal door to the rear, staircase to accommodation above with velux windows and fitted carpet.

Exceptionally large gardens wrap around the property with many established trees and shrubs and a patio adjacent to the property, outside swimming pool enclosed by a picket fence, summer house (some maintenance required) small greenhouse and additional shed.

TENURE:

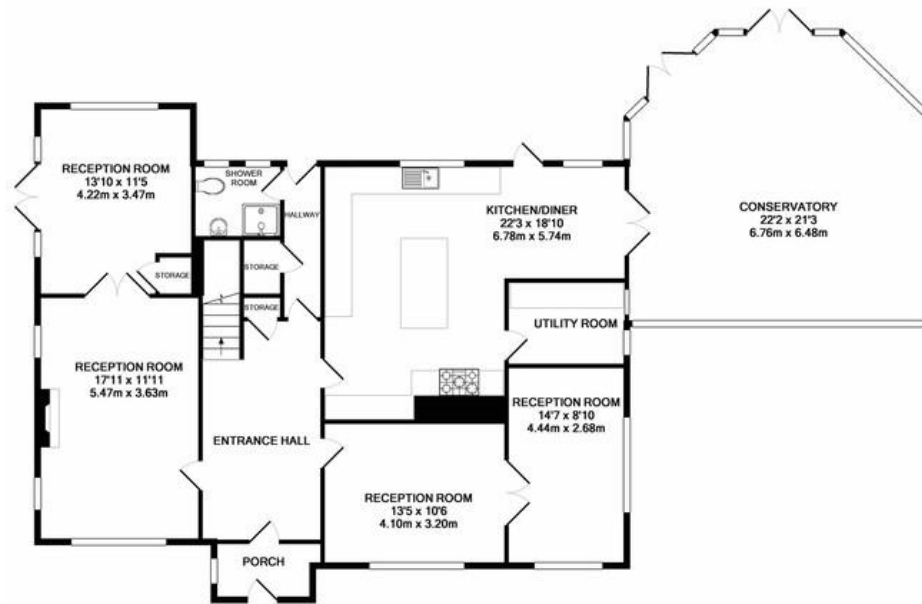
Freehold

Energy Efficiency Rating: C

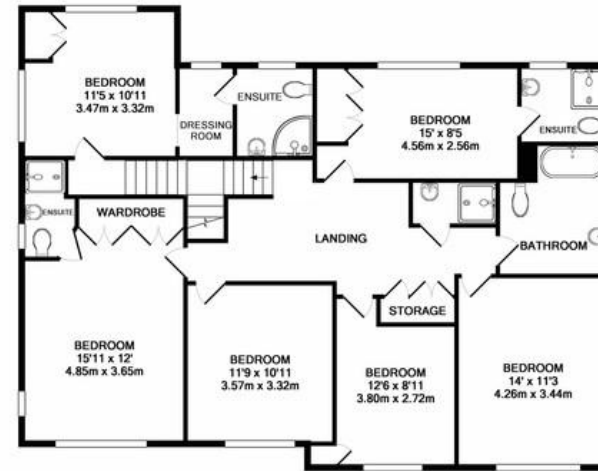
VIEWINGS:

Strictly by appointment via Wood & Pilcher Crowborough on 01892 665666.





GROUND FLOOR
APPROX. FLOOR
AREA 1722 SQ.FT.
(160.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1274 SQ.FT.
(118.4 SQ.M.)



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TOTAL APPROX. FLOOR AREA 2996 SQ.FT. (278.3 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 guarantees as to their operability or efficiency can be given.
Made with Metropix 10/2018.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

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