



NETHERGATE, FIELDEN ROAD, CROWBOROUGH, EAST SUSSEX, TN6 1TR

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



A beautifully positioned 5 bedroom (4 bath/shower rooms) detached home immediately adjoining attractive woodland occupying a total plot of about 1.5 acres located in a highly sought after private lane forming the Warren Area. This beautifully presented home, constructed in 1993, offers spacious and versatile accommodation extending to 3,941 sq ft which incorporates a self-contained apartment, the whole has been modernised and updated within the last 7 years. The gardens and grounds are a particular feature with large areas of rolling lawn flanked by mature shrub beds and adjoining an area of privately owned woodland providing a fine south westerly outlook, the whole offering a good degree of seclusion. The accommodation comprises in brief a large reception hall, a mezzanine floor with impressive cinema room, cloakroom, modern well-equipped kitchen/breakfast room, a useful utility room and a self-contained apartment with kitchen, open plan bedroom/sitting room and a shower room. The first floor provides a stunning double aspect 33'4 x 19'2 sitting room with wood burner, a snug and an impressive library room/study with arched windows affording a fine view across the gardens and grounds. There is a master bedroom with extensive built-in wardrobes and en-suite bath/shower/sauna room, a guest bedroom with en-suite, two further bedrooms and a family bathroom. Outside the property is approached via a sweeping driveway leading to a large parking area and a detached pitched roof double garage. There is a pretty sheltered courtyard located to the rear of the house providing a pleasant seating area with the remainder of the gardens positioned to the south west elevation and affording a fine outlook across the adjoining woodland and Ashdown forest beyond. EPC Band C.







Front door with opaque glazed insert and adjacent floor to ceiling side panels into **ENTRANCE PORCH**: glazed internal doors into **RECEPTION HALL**: extensive built-in storage cupboards.

MASTER BEDROOM: 25'11 x 17'7 double aspect room double glazed windows overlooking the side and front of the property enjoying a fine outlook across the gardens, extensive range of built-in wardrobes, spot lighting, door into **EN-SUITE BATH/WET ROOM/SAUNA**: comprising enclosed double ended bath with central chrome mixer tap, walk-in shower with wall mounted shower unit, pedestal wash basin, low level WC, enclosed sauna, fully tiled walls and floor, heated ladder style towel rail, opaque double glazed window to front, spot lighting.

GUEST BEDROOM 2: 17'7 x 13'9 double glazed window overlooking the front of the property enjoying a fine outlook across the gardens, extensive range of built-in mirror fronted wardrobes, door into **EN-SUITE SHOWER ROOM**: comprising fully tiled enclosed shower cubicle with wall mounted shower unit, pedestal wash basin, low level WC, double glazed window to side, fully tiled walls and floor.

BEDROOM 4: 13'3 x 11' double glazed window overlooking the gardens and grounds, extensive built-in wardrobes.

BEDROOM 5: 9'10 x 9'7 double glazed window overlooking the rear gardens.

SELF-CONTAINED APARTMENT: sitting room/bedroom 3: 15'9 x 11'5 double aspect room with double glazed windows to side and rear. **SHOWER ROOM**: comprising enclosed shower cubicle with wall mounted shower unit, low level

WC, wash basin. **KITCHEN**: range of units to eye and base level, sink unit, built-in oven and hob, double glazed window to rear.

CINEMA ROOM: 17' x 15'9 twin double glazed double doors opening to the rear courtyard and seating area, double glazed windows to rear, TV point for large TV screen/projector, dado rail.

CLOAKROOM: comprising low level WC, pedestal wash basin, part tiled walls, tiled flooring.

KITCHEN/BREAKFAST ROOM: 15'9x13'4 beautifully re-fitted with a modern range of units to eye and base level and comprising sink unit with waste disposal unit, cupboards and concealed dishwasher beneath. Adjoining Maia worksurfaces with matching uprights, inset four ring halogen hob with stainless steel extractor canopy over, built-in stainless steel double ovens with heat drawer beneath, further units to eye and base level, recess for American style fridge/freezer with tall larder style units adjacent, double glazed windows overlooking the rear and side of the property, tiled flooring, spot lighting and under floor heating.

UTILITY ROOM: comprising single bowl single drainer sink unit, range of units to eye and base, ample space for domestic appliances, tall larder style cupboard housing gas central heating boiler, tiled surrounds, double glazed door opening to the rear patio, tiled flooring, spot lighting.

LANDING: double glazed window overlooking the gardens and grounds enjoying a fine outlook.

LIBRARY ROOM: 19'2 x 18'2 handsome triple

aspect room, arched double glazed windows overlooking the rear, side and front of the property enjoying stunning views across the gardens and grounds.

SNUG: 14'8 x 14'1 double glazed window to front enjoying views across the gardens, fireplace with recessed fire.

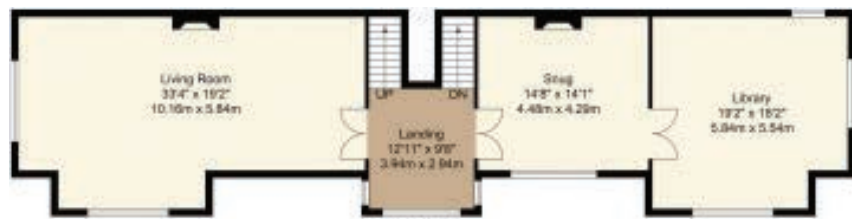
DRAWING ROOM: 33'4 x 19'2 A stunning double aspect room, double glazed windows overlooking the gardens and grounds, fireplace with wood burning stove.

OUTSIDE

The property is approached via a sweeping gravel driveway which leads to a large parking area with a central turning circle. To one side of the house there is a detached pitched roof **DOUBLE GARAGE** 21'3 x 20'10 eaves storage space over, power and light connected.

GARDENS AND GROUNDS: To the rear of the house there is a pretty sheltered courtyard which provides a sunny seating area to one side of which is an ornamental water feature. This courtyard is bound in part by natural hedging with a path leading to a greenhouse. The remainder of the grounds are positioned to the south west laid to large areas of rolling lawn flanked by well stocked flower and shrub beds and bound by mature hedging. To the far end of the garden is an area of privately owned mature woodland consisting of a variety of trees, banks of rhododendrons and the annual bluebell display. Within the grounds there is a large outbuilding which is used for garden machinery. The total plot extends to about 1.5 acres.





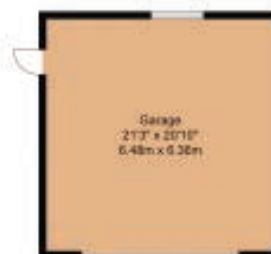
First Floor
Approximate Floor Area
1191.24 SQ.FT.
(110.87 SQ.M.)



Mezzanine Floor
Approximate Floor Area
963.69 SQ.FT.
(89.53 SQ.M.)

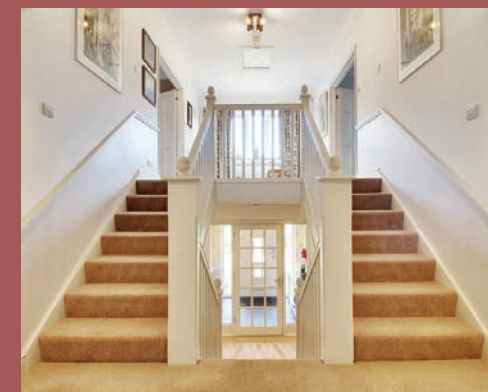
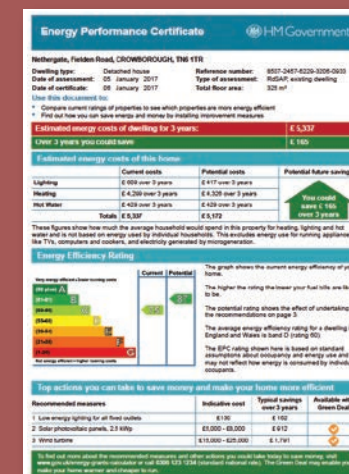


Ground Floor
Approximate Floor Area
1352.91 SQ.FT.
(125.69 SQ.M.)



Garage
Approximate Floor Area
443.58 SQ.FT.
(41.21 SQ.M.)

TOTAL APPROX. FLOOR AREA 3951.43 SQ.FT. (367.10 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Red Hat Camera 62517



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

LOCATION

Nethergate is perfectly located in one of the town's most sought after private roads within striking distance of the Ashdown Forest, an area of outstanding natural beauty, yet offering convenient access to Crowborough town centre. The town offers a wide range of shopping and leisure facilities providing the usual day-to-day needs including several supermarkets, banks/building societies and a popular leisure centre. The area is well served with rail links to London, Jarvis Brook offers services to London Bridge in approx. 1 hour, and additionally nearby Royal Tunbridge Wells provides a wider range of shops and boutiques and a mainline railway station serving Charing Cross/cannon street in just over an hour. The area is well served with a selection of schooling for all age groups in both the private and public sector. The property is also within striking distance of the Crowborough beacon golf club with other nearby courses at The East Sussex National at Uckfield and The Nevill at Tunbridge Wells.



VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART CALL 01892 662668

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.