

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

SCHARLINGS, FIELDEN ROAD, CROWBOROUGH, EAST SUSSEX, TN6 1TP



GUIDE PRICE: £1,000,000 FREEHOLD

DESCRIPTION

A detached family home with outline planning granted for a further house, five bedroom dwelling within the grounds located within one of the town's most sought after roads on the edge of the Ashdown Forest. Scharlings is a detached 1970's home which offers versatile accommodation and currently incorporates a large self-contained flat, the whole offered for sale with vacant possession available. **OUTLINE PLANNING HAS BEEN GRANTED:** for the construction of a five bedroom detached house with a double garage to the rear of the existing dwelling.

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.

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Offices Throughout Sussex

The site provides a wonderful development opportunity, the main house comprises in brief an entrance lobby and cloakroom, a reception hall, a kitchen, utility room, large separate dining room and an impressive sitting room. The first floor provides a master bedroom with en-suite bathroom, two further bedrooms and a family bathroom. The adjoining flat which is separately accessed could be incorporated into the main accommodation and consists of an entrance hall, a sitting room, bedroom, bathroom and kitchen. Outside the site is beautifully positioned along a rarely used private road and affords a fine outlook across woodland and forest land directly opposite the main house. The property is approached via a long driveway which splinters and leads to the main house. The proposed additional dwelling is positioned to the rear of the site, application number: WD/2017/1234/0. For further information please contact Mansell McTaggart on 01892 662668.

LOCATION

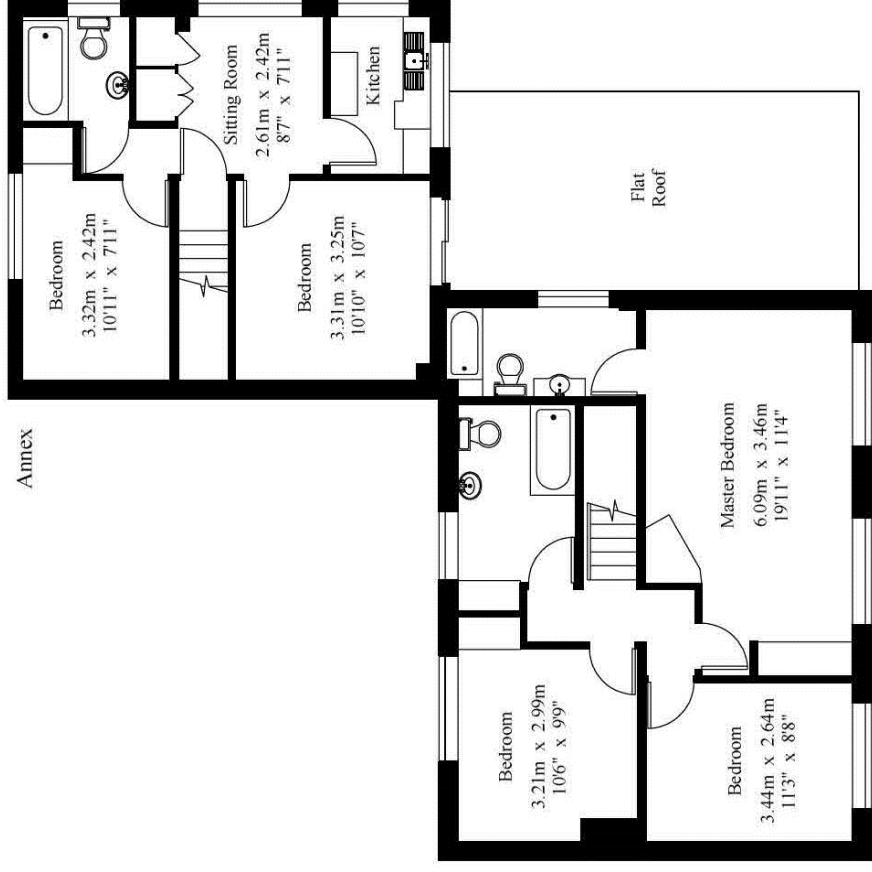
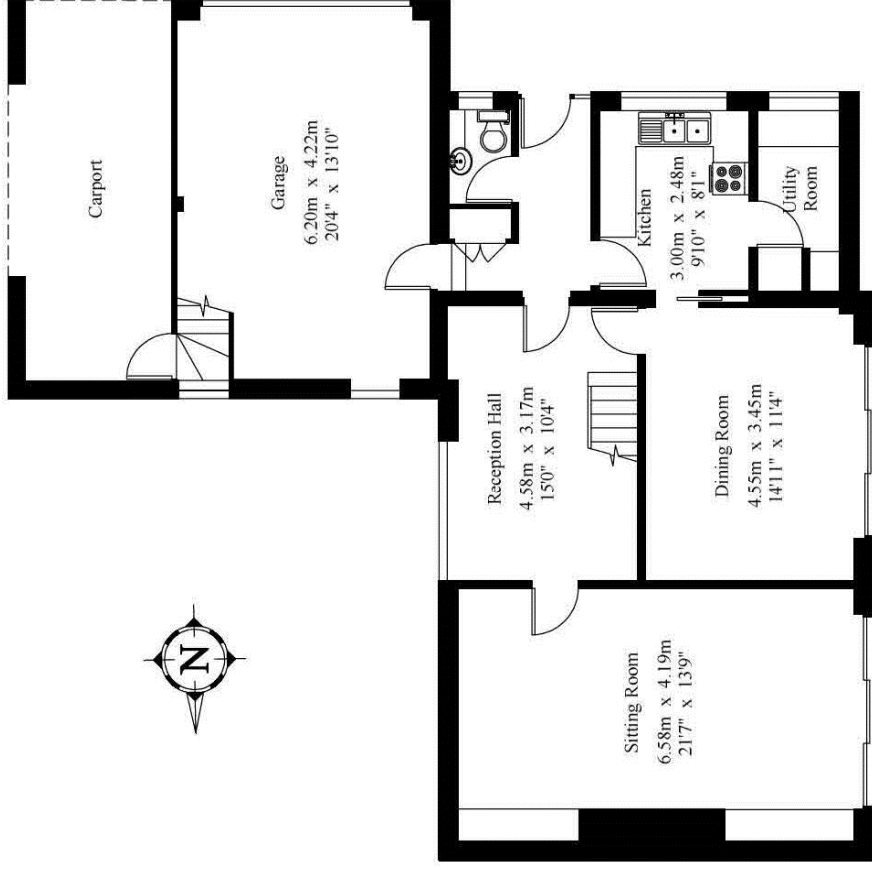
Scharlings is located in one of the town's most sought after private roads yet offering convenient access to Crowborough town centre. The town centre offers a wide range of shopping and leisure facilities providing the usual day-to-day needs including several supermarkets, banks/building societies and 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.





House - Gross Internal Area : 167.7 sq.m (1805 sq.ft.)

Annex - Gross Internal Area : 41.0 sq.m (441 sq.ft.)



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