



PADDOCK LODGE, FIELDEN ROAD, CROWBOROUGH, EAST SUSSEX, TN6 1TR

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An exceptional 5 bedroom (5 en-suite) contemporary house occupying gardens of about 0.3 acres beautifully positioned within this exclusive private road forming the desirable Warren area offering access to the Ashdown Forest and Crowborough town centre. This stunning modern house has been designed and built with contemporary living in mind. A variety of technological innovations are used to good effect, alongside the use of natural materials. The spacious interior, which extends to 3,769 sq ft and is arranged over three floors, has high ceilings and, together with floor to ceiling glazing, gives a wonderful sense of light and space. The property comes with the benefit of a 10 year NHBC warranty. The generous size rear gardens provide a fine back drop with a flagstone patio adjoining the rear of the property beyond which are areas of lawn interspersed with several mature shrubs and trees. Particular features include a magnificent kitchen/dining/family room which has an extravagantly re-fitted kitchen with a central island, incorporating granite worktops, integrated Neff appliances including microwave, double ovens, halogen hob, a coffee maker and a dishwasher. This room has a cast iron stove and an electrically operated ceiling lantern to the rear, and to the front a double height space rises to the sitting room. The sitting room has a gallery overlooking the family room, an attractive open fireplace and there are sliding doors giving access to a paved sitting area. The bedroom suites have beautifully appointed shower rooms and bathrooms, full height glazing and some fitted cupboards. Other features include underfloor heating throughout which is zone controlled and programmable, remotely operated integral blinds to the front elevation windows, tv and satellite wiring in most rooms and a solar powered hot water system. The property is approached via a block paved driveway, with LED lighting, leading to a generous parking area adjacent to the double garage, which is attached to the house. EPC Band B.













Twin UPVC double glazed double doors with adjacent floor to ceiling side panels into **RECEPTION HALL**: oak staircase rising to the first floor, built-in double coats cupboard, oak flooring.

**CLOAKROOM**: comprising low level WC with concealed cistern, wash basin, opaque double-glazed window to side, built-in linen cupboard, heated ladder style towel rail, oak flooring.

**STUDY**: 9'10 x 9'5 double glazed window to side, built-in shelved storage cupboard, oak flooring.

**UTILITY ROOM**: 11'3 x 10'10 comprising one and half bowl stainless steel sink unit with mixer tap, cupboards beneath. Adjoining granite work surfaces, further tall built-in units, space and plumbing for domestic appliances, stone flooring.

**MAGNIFICENT OPEN PLAN KITCHEN/DINING/FAMILY ROOM**: 29'6 x 25'11 a magnificent open plan room, Kitchen area: re-fitted with a modern range of units to eye and base level and comprising recessed one and half bowl stainless steel sink unit with waste disposal system, cupboards and integrated Neff dishwasher beneath. Adjoining granite worksurfaces, inset stainless steel Neff double ovens with matching coffee machine and microwave, cupboards above and below, large central island with granite surface and extensive built-in cupboards, inset halogen hob with recessed downdraft extractor unit. Dining/family room: Sliding double glazed patio doors opening to the front of the property with further floor to ceiling glazing to side, large double height area towards sitting room, fireplace with recessed cast iron stove, electronically operated glass roof lantern, stone flooring.

**LAUNDRY ROOM**: 11'3 x 8'2 opaque double glazed door opening to the rear pathway, stone flooring.

From the reception hall an oak staircase rises to the: **FIRST FLOOR LANDING**: UPVC double glazed floor to ceiling window overlooking the front of the property, full height double glazed wall overlooking the gallery and breakfast/dining area, built-in boiler cupboard housing pressurised hot water cylinder, timber flooring.

**SEPARATE WC**: comprising low level WC with concealed cistern, wash basin with unit under, granite work surface with cupboards beneath, heated chrome ladder style towel rail, infrared wall mounted touchtone mirror, tiled flooring, spotlighting.

**SITTING ROOM**: 29'6 x 15'6 magnificent open plan triple aspect room with full width sliding double glazed doors opening to the terrace and gardens, glazed frameless divide overlooking the double height gallery, full width sliding double glazed doors with electronically controlled blinds, wall light points, open fireplace with stone surround and granite insert and hearth, recessed cast iron grate, timber flooring.

**BEDROOM 2**: 13'5 x 12'9 9 full width sliding double glazed doors opening to a private glazed balcony with views across the front of the property, extensive range of built-in wardrobes offering hanging and shelving space, UPVC double glazed window to side, door into: **EN-SUITE BATHROOM**: beautifully fitted with a contemporary style white

suite and comprising enclosed double ended bath with central chrome taps, glazed surround, wall mounted chrome shower unit, low level WC with a concealed cistern, 'his n her' washbasins with units under, range of eye level cupboards with adjoining granite surfaces, opaque UPVC double glazed window to side, spotlighting, tiled flooring.

**BEDROOM 4**: 15'6 x 10'3 full width sliding double glazed patio doors opening to the terrace and gardens, door into: **EN-SUITE SHOWER ROOM**: fitted with a contemporary style white suite and comprising enclosed corner shower cubicle with glazed surround, wall mounted chrome shower unit, low level WC with concealed cistern, wash basin with units under and adjoining granite surface, opaque UPVC double glazed window to rear, infrared touch mirror.

From the first floor landing a staircase rises to the: **SECOND FLOOR**: Velux window.

**PRINCIPAL BEDROOM**: 17'3 x 13'8 full width sliding double glazed doors opening to a Juliette balcony enjoying fine views across the gardens, extensive range of built-in wardrobes, square opening into: **EN-SUITE BATH/SHOWER ROOM**: beautifully re-fitted with a modern white suite and comprising fully tiled enclosed double width shower cubicle with wall mounted shower unit, double ended bath with free standing chrome taps, his and hers wash basins with units under, low level WC, heated ladder style towel rail, double glazed window to front, tiled walls and flooring, spot lighting.

**GUEST BEDROOM**: 13'6 x 13'4 UPVC double glazed double doors with adjacent floor to ceiling side panels opening to a private glazed balcony which enjoys views across the front of the property, built-in double wardrobe, door into: **EN-SUITE SHOWER ROOM**: beautifully fitted with a contemporary style white suite and comprising double width shower cubicle with glazed surround, wall mounted chrome shower unit with wide circa rose, low level WC with a concealed cistern, washbasin with unit under, adjoining granite surface, eye level units, heated ladder style towel rail, spotlighting, Velux window, tiled flooring.

**BEDROOM 5**: 10' x 12'8 full width sliding double glazed doors opening to a Juliette balcony enjoying fine views across the gardens, door into: **EN-SUITE SHOWER ROOM**: beautifully fitted with a contemporary style white suite and comprising enclosed corner shower unit with glazed surrounds, wall mounted chrome shower unit, low level WC with concealed cistern, washbasin with units under, adjoining granite surface, opaque UPVC double glazed window to rear, spotlighting, tiled flooring.

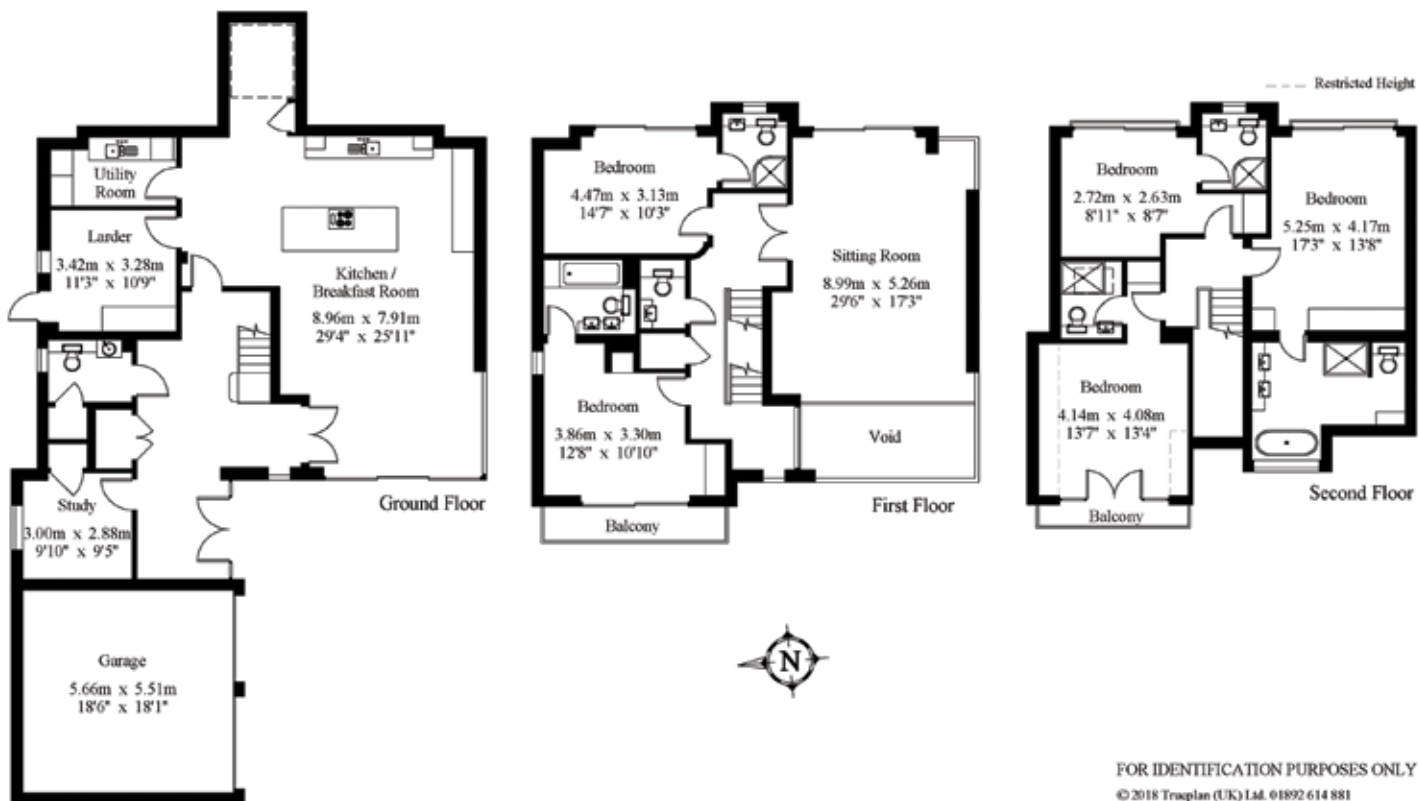
## OUTSIDE

The property is approached via a private block paved driveway providing off street parking for a number of vehicles and leading to an attached **DOUBLE GARAGE**: 18'7 x 18'1 with twin electronically controlled up and over doors. The driveway is lit by LED spotlighting and bound in part by an area of low maintenance garden flanked by natural hedging and panelled fencing.

**REAR GARDENS** a deep flagstone patio immediately adjoins the rear of the property beyond which are areas of lawn interspersed by several mature shrubs and trees and enclosed by close board fencing and natural hedging. The total plot extends to about 0.3 acres.



**Gross Internal Area : 359.9 sq.m (3873 sq.ft.)**  
(Including Garage)



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## LOCATION

Paddock Lodge 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**

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