





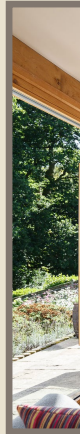


Fern Lodge  Mardens Hill  Crowborough  East Sussex  TN6 1XL





A glorious 5 bedroom residence with landscaped gardens and a separate one-acre paddock.




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-  A beautifully presented, stylish family home near the market town of Crowborough.
-  5 bedrooms and 3 bathrooms, 2 of which are en-suite.
-  Impressive Neptune kitchen with granite worktops and quality appliances.
-  Stunning, triple-aspect orangery with atrium roof light.

-  Fabulous flow of accommodation throughout the house.
-  Substantial rear garden with mature plantings.
-  Brick-built double garage and driveway.

## DESCRIPTION

Fern Lodge is a beautiful family home located near the charming market town of Crowborough in East Sussex. The house has 5 bedrooms and 3 bathrooms and has been extended to include a stunning triple-aspect orangery incorporating a kitchen. The 24 foot room overlooks the beautiful rear garden with woodland beyond and offers fabulous entertaining space, range 6-oven AGA.

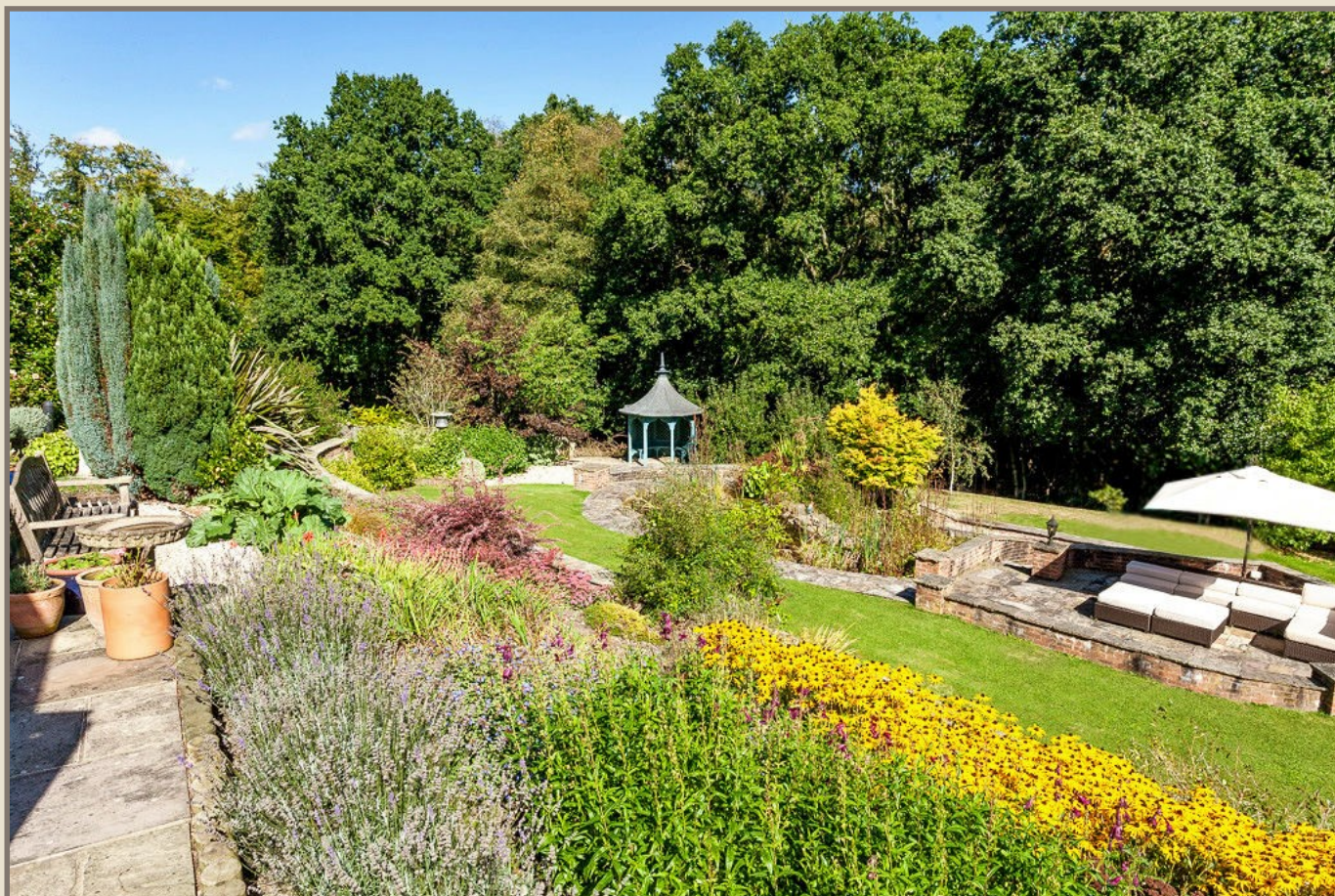
Outside, the gorgeous landscaped rear garden includes terraces for al-fresco dining, generous lawn areas, a large double garage and a separate 1-acre paddock.



## ACCOMMODATION

The solid wood entrance door opens to an impressive entrance hallway with guest cloakroom/WC, two storage cupboards and access to all the main reception areas. To the left are the elegant dining room and contemporary study and to the right, part glazed doors lead to the stylish, triple-aspect drawing room. This beautiful room has a lovely stone fireplace surround and French doors to the rear terrace, with fitted wooden shutters throughout. Alongside the drawing room is the lovely, bright family room which also has French doors to the rear and modern built-in shelving. A part-glazed door leads through to the hub of the house: a stunning 24 foot orangery with a large atrium roof which floods the entire room with light. This fabulous room offers dining for 10 at a

granite island, bespoke Neptune cabinetry, a 6-oven AGA, quality appliances, underfloor heating and a separate casual seating area overlooking the glorious rear gardens. A utility room fitted to the same high quality as the kitchen has a door to the rear terrace. The first floor includes a contemporary master bedroom suite with French doors, a wrought iron balcony, a dressing room and an en-suite bathroom. The second bedroom also enjoys an en-suite bathroom and large built-in wardrobes. The three remaining bedrooms share a large guest bathroom with a white suite and separate shower cubicle. The spacious landing has large windows overlooking the front of the property and offers access to the extensive loft area which has mains power and is boarded throughout.



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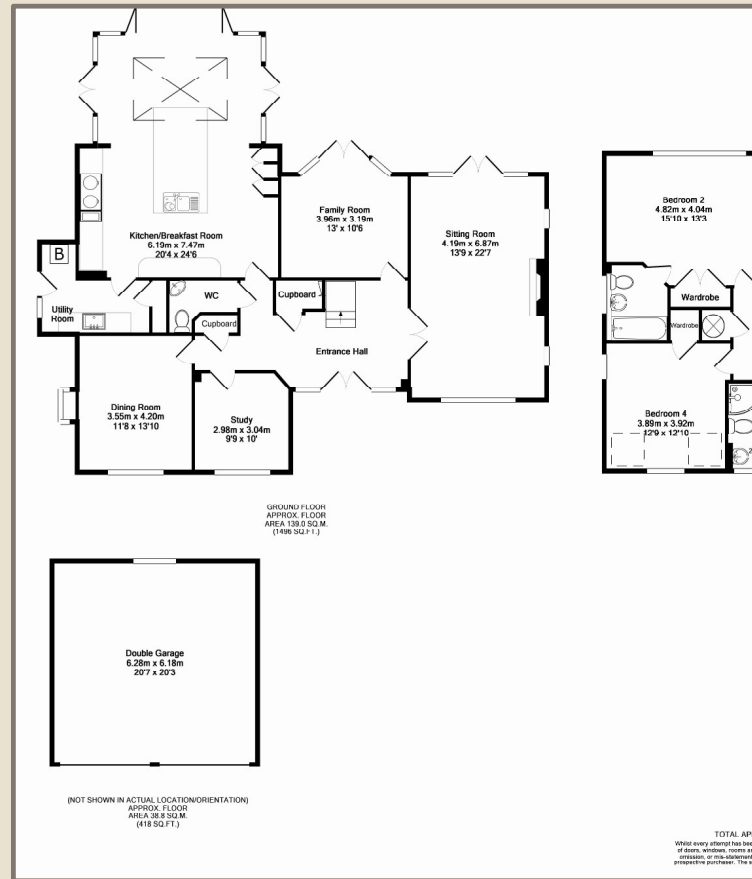
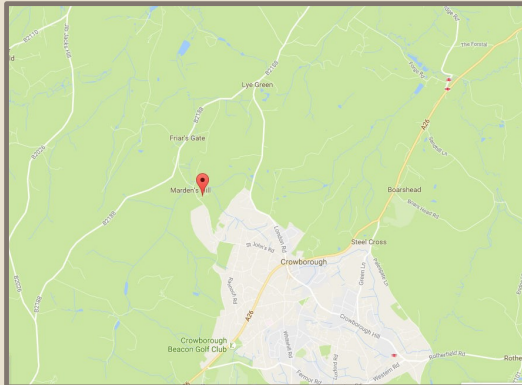
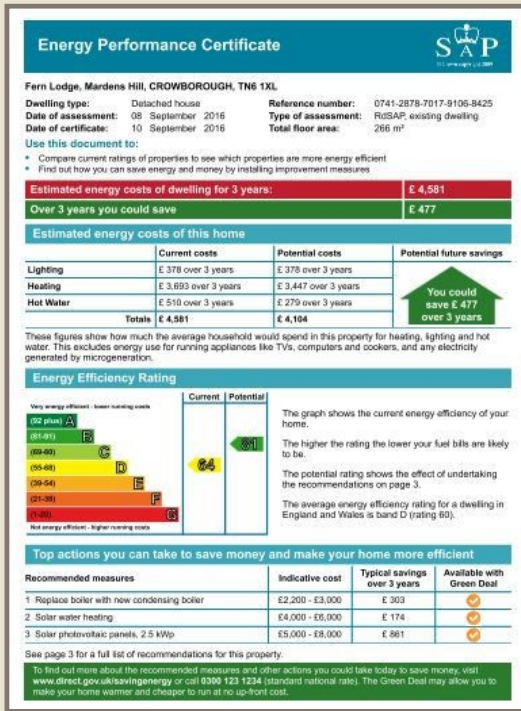
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# Fern Lodge

Freehold | Mains electricity, water and sewerage |  
Oil fired heating and water  
Wealden District Council, band G



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