



Forest Edge
Crowborough, TN6 3SX
£1,300,000



A Designer Home with Heritage Soul

1912 Arts & Crafts residence, reimagined for luxurious modern living

Tucked behind a gated entrance in a peaceful rural setting, this extraordinary 1912 Arts and Crafts home masterfully blends period elegance with sophisticated contemporary design. Thoughtfully reimagined by its current owners, every element of this residence has been curated with style, comfort, and enduring quality in mind.

From the moment you step into the square entrance hall, with its warm wooden floors and timeless proportions, you sense the craftsmanship and care woven into every detail. The home unfolds with a graceful flow: rooms full of light, air, and refined character.

Contemporary Living in Character Surroundings

At the heart of the home lies the bespoke, handmade kitchen, designed by Norfolk artisan Brian Turner. A haven for keen cooks and entertainers alike, it features soft grey cabinetry, sleek white worktops, a substantial central island with bar seating, and high-spec appliances including a Falcon range and built-in wine cooler. Bifold doors open seamlessly onto a multi-level outdoor entertaining area, catching the best of the northwest light with golden evening sun washing across the decking.

Adjacent is a stylish boot room/utility space - both practical and elegant - leading directly to the front of the property. Stone flooring and wet underfloor heating make daily life as comfortable as it is beautiful, with independently zoned heating throughout the kitchen and office.

The living and dining rooms (currently set as a games space) are rich with warmth and charm. Polished wooden floors and two striking stone fireplaces, each housing a log burner, anchor the generous proportions of these spaces which interconnect through large arched wooden doors. Double doors in each room invite you out to the front lawn, merging indoor and outdoor living with ease.

Work, Rest & Play

The dedicated home office, once the garage, is now a smart and inviting dual-aspect room, complete with bespoke cabinetry and excellent natural light - perfect for home-based professionals.

Upstairs, a light-filled landing leads to a collection of beautifully proportioned bedrooms. The principal suite is a standout, with dual aspect views, extensive fitted wardrobes and drawers, a sleek tiled floored shower room, and a private dressing room laid in calming seagrass flooring. The four additional bedrooms are all spacious doubles, one with an ensuite with three utilising the well-appointed main bathroom with a roll top bath and walk-in shower. There is also large loft space with potential for conversion, subject to the usual consents.

Outdoor Entertaining & Lifestyle Enhancements

The rear garden has been thoughtfully landscaped with entertaining in mind. The tiered stone patio and hardwood decking offer ample room for dining and relaxing, while a flat lawn, ornamental pond, and easy-care planting create a tranquil and low-maintenance backdrop. The double oak-framed car barn, with full planning and electrics, adds both style and function, while an adjacent shed, bin store, and log area complete the picture. There is a second shed located at the front of the property providing additional storage.

Behind the Scenes

This home has benefited from an extensive programme of renovation and modernisation by the current owners, works include:

- Full roof replacement in 2024
- Repointed chimneys and updated flashing
- New oil boiler (2016) and pressurised hot water system
- Wet underfloor heating and zoned heating controls
- Custom-built kitchen and bifold doors (2016)
- Electrical and plumbing overhauls
- Plastered walls and ceilings throughout
- Planning-approved oak garage/car barn

And a Touch of History...

You'll be following in notable footsteps...

The house was built by Tye & Eglantyne Jebb in 1912. Eglantyne Jebb was a well educated social reformer with connections to the Bloomsbury set and Arthur Conan Doyle, she went on to found Save The Children after the First World War . The house was subsequently acquired by Lord Derek Rayner, Baron of Crowborough, CEO of M&S and adviser to Margaret Thatcher’s government in the 1980’s. It is reliably reported that Maggie and Dennis Thatcher stayed at Forest Edge on several occasions, adding yet another fascinating chapter to this home’s rich past.

Practical Details

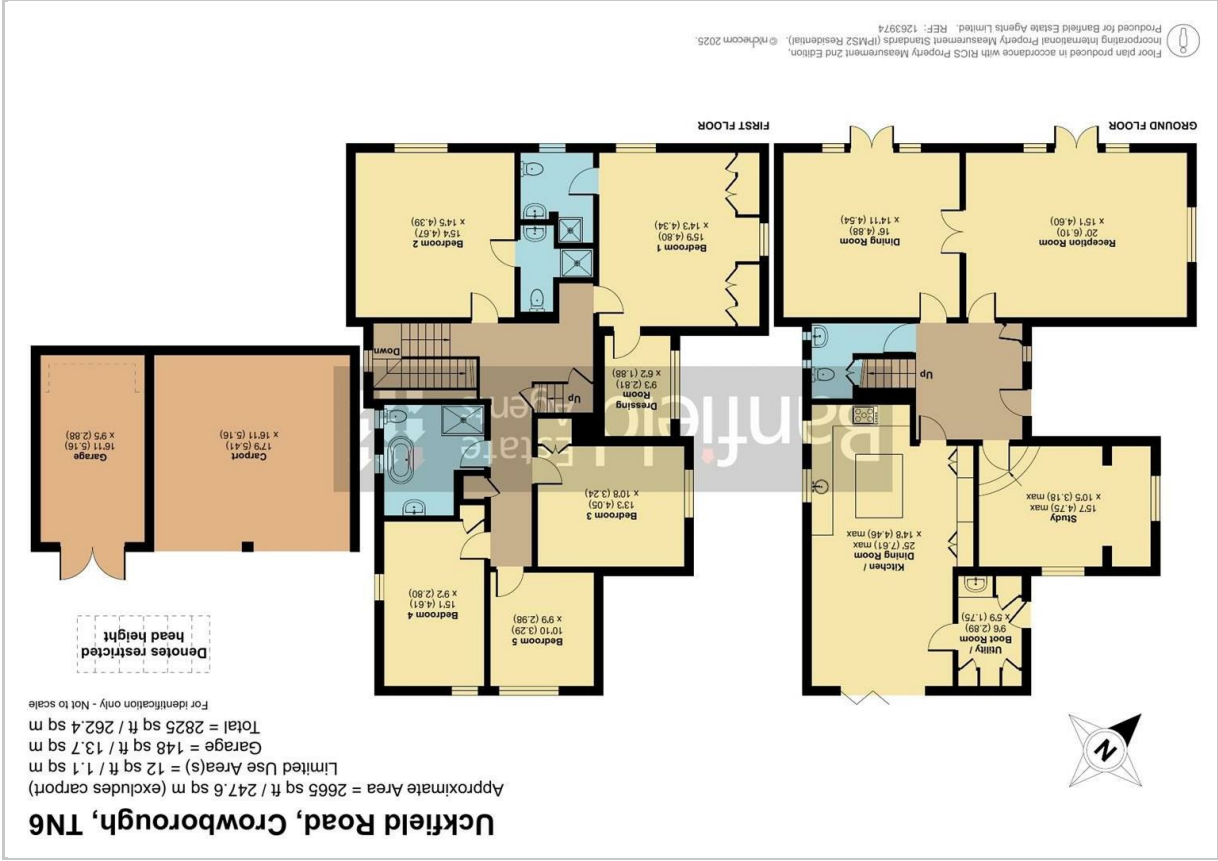
- Oil-fired heating
- Private septic tank
- Mains water with excellent pressure
- Double glazing throughout
- Detached shed, double garage, and ample gravelled parking
- External lighting and water taps
- North-west facing garden for long summer evenings in the sun

A Home with Heart and Heritage

This is more than a house - it’s a lifestyle. A place to entertain, unwind, and truly live. With its fusion of Arts and Crafts architecture and contemporary design, this exceptional property is ready to welcome its next chapter.

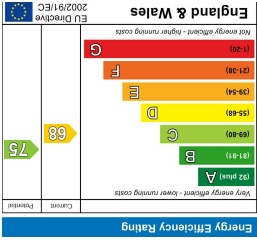


Floor Plan

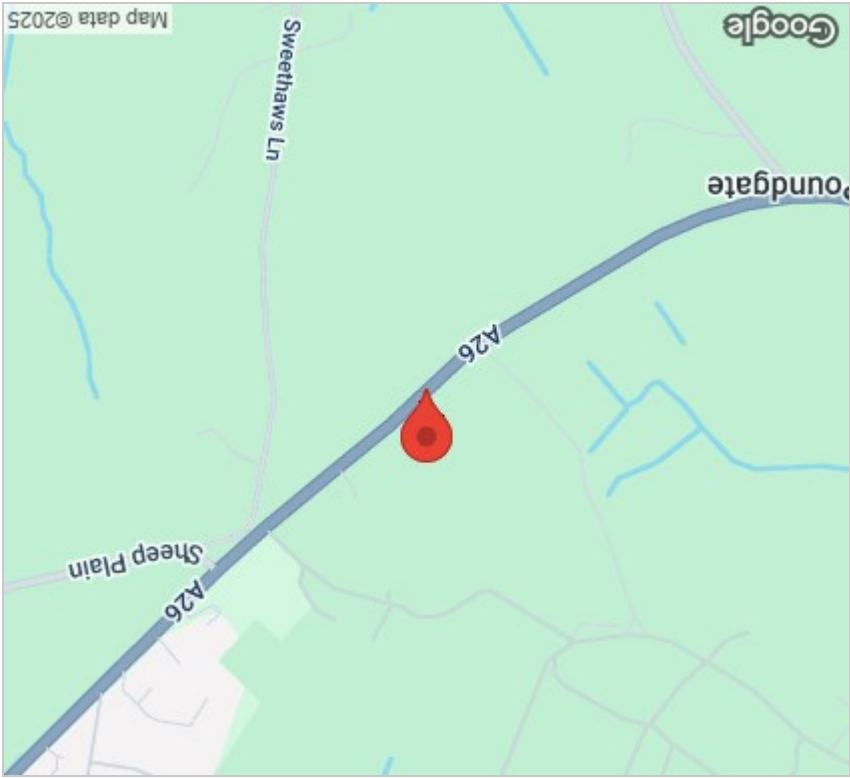


Viewing

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Energy Efficiency Graph



Area Map

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