



7 Loxfield Gardens Crowborough Hill

Crowborough, TN6 2HL

Offers In Excess Of £460,000



Welcome to 7 Loxfield Gardens, Crowborough

A rare opportunity to shape your dream home on the edge of nature

Where Potential Meets Peace and Privacy

Tucked away on an exclusive private road, this three double-bedroom detached home is a true hidden gem — ready to be lived in today, yet offering endless possibilities for tomorrow. Built in the 1960's it's on the market for the first time and in almost original condition No.7 Loxfield Gardens combines space, sunlight, and scope for the future — all within easy reach of the station and surrounded by greenery.

Whilst you may want to redecorate, put in new carpets and replace the original 1960s kitchen the property is perfectly comfortable as it is, meaning you could move straight in and update gradually, take on a full renovation, or even explore the potential to extend (subject to permissions). For those who appreciate character details, the original parquet flooring in parts of the home could be lovingly restored as a standout feature.

The asking price reflects the opportunity at hand, giving you the chance to create your ideal home in one of Crowborough's most sought-after settings. Once updated, a property of this size and location could command a significantly higher value — making this both a home to cherish and a smart long-term investment.

Key Features

- Vacant and ready to modernise
- South/West facing garden — sun-soaked all day
- Garage & driveway
- Directly backing onto Crowborough Country Park (16-acre nature reserve)
- Three genuine double bedrooms — no box room compromises
- Extension potential (STPP)
- Just 0.5 miles to Crowborough station – London Bridge in just over an hour
- Private road with only eight homes

Live Where Life Slows Down

Imagine mornings bathed in light in your sunny kitchen, evenings spent dining al fresco in your private garden, and weekends exploring the nature trails just beyond your back fence. This home isn't just a project — it's a promise. A canvas to express your style, build your lifestyle, and enjoy a peaceful rhythm surrounded by green space.

With a south-west facing garden, you'll enjoy sunlight from late morning through to golden hour. Whether you're a keen gardener, a BBQ enthusiast, or simply enjoy the sound of birdsong with your morning coffee — this garden delivers.

A Location to Love

Loxfield Gardens is nestled off Crowborough Hill — a quiet enclave with only eight homes, giving it a strong sense of community and seclusion. From here, walk to the station for a direct line to London, or explore local schools, sports clubs, and cafés within minutes. Ashdown Forest lies just to the west — ideal for dog walkers, runners, and nature lovers alike.

For more extensive retail and leisure, head to Royal Tunbridge Wells, only seven miles away. And for weekend getaways, Brighton, Eastbourne, and Gatwick Airport are all within an hour's reach.

Make it Yours

Whether you're a growing family seeking space to thrive, a professional couple looking for a forever home to put your stamp on, or downsizers wanting peace and potential in equal measure — this property invites you to dream big.

Additional Information:

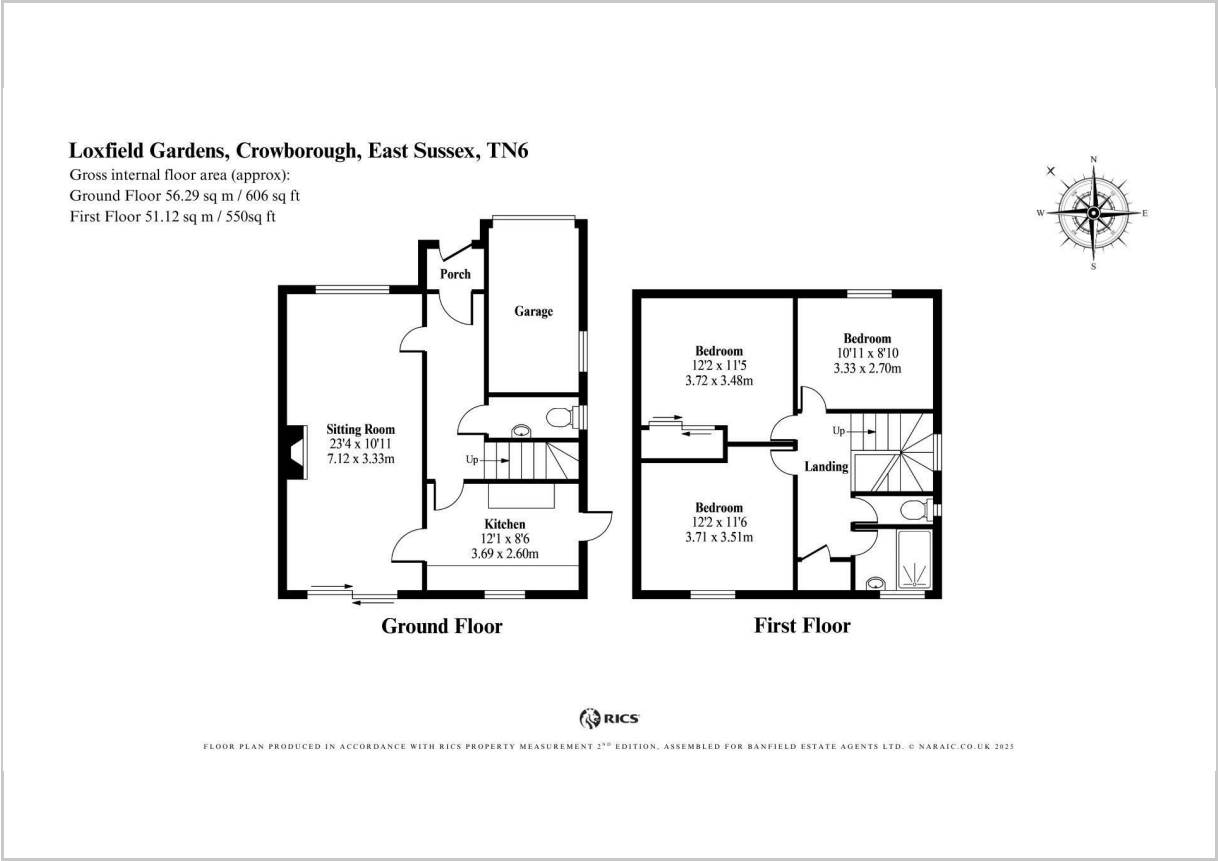
Tenure Freehold
Council Tax Band: E

Contact us today to arrange your private viewing. Let your next chapter begin here.

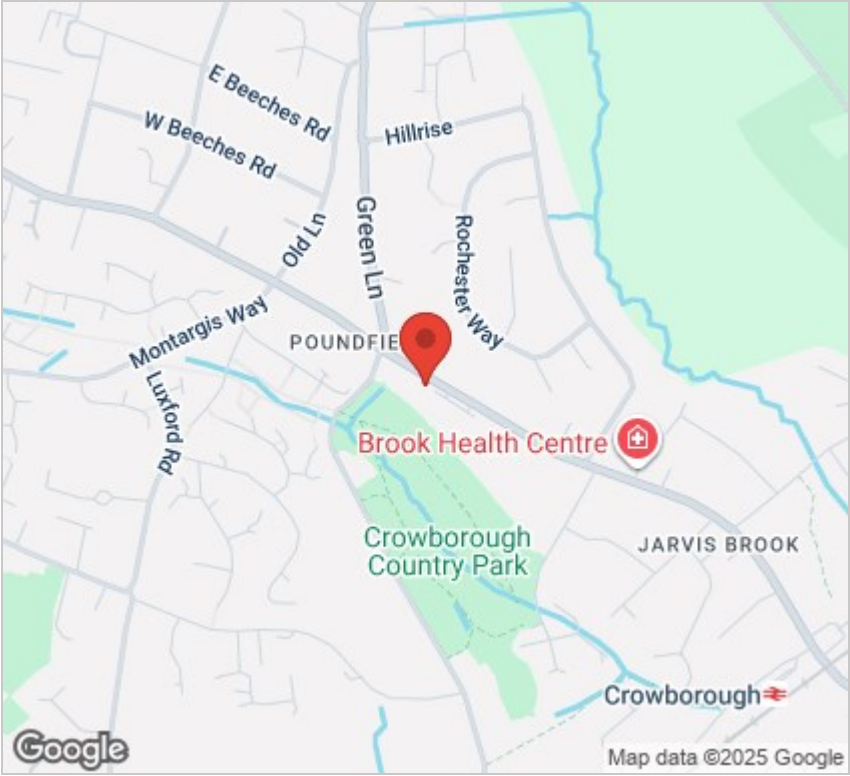




Floor Plan



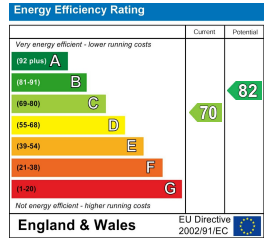
Area Map



Viewing

Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents. b) they do not constitute an offer or contract of sale. c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact. d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE
info@banfieldresidential.com | www.banfieldresidential.com