



Withyfall Aviemore Road  
Crowborough, TN6 1QX  
£825,000

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## Welcome to Withyfall

Nestled in the heart of the Warren, Withyfall embodies the essence of a cherished family home. It has stood as a testament to warmth, comfort, and cherished memories. Named for its unique position on the cusp of the Parish of Withyham, this lovely home has been a joy for a family for over four decades.

Crafted by a local builder within the expansive grounds of Warren Hall, Withyfall has a timeless charm. Surrounded by its own secluded third of an acre (not measured), low maintenance garden with beautiful rhododendrons, azaleas and maple trees.

Step inside and experience the seamless fusion of space and light. The layout, designed with family living in mind, offers flexibility. With 4/5 bedrooms (including a master with en-suite), separate family bathroom, cloakroom, 3/4 reception rooms, a spacious kitchen and a separate utility room, every corner of this property exudes comfort and functionality.

An expansive attic beckons with the promise of possibility - imagine the breathtaking forest views from this vantage point.

With added potential for a "granny annex" or nanny accommodation, complete with separate access and bathroom facilities, there are opportunities to create a space that perfectly suits. Or, for those with entrepreneurial spirit, there is potential for Air bnb or bed and breakfast. With a successful history as a beloved guest retreat, this home offers a unique opportunity to embrace hospitality.

Looking to expand further? There is the possibility of converting the garage into additional accommodation - a home office, gym, or studio space, subject to the usual planning consent. Equally the house works perfectly well as a family home as it is.

Outside, the sunny wrap-around garden unfolds like a private oasis. Thoughtfully landscaped, it offers a serene retreat for relaxation and entertainment alike.

Located in the coveted Warren area, Withyfall offers tranquility and convenience in equal measure. Wander through the twitten on to Ashdown Forest or take a stroll to the nearby town and local amenities.





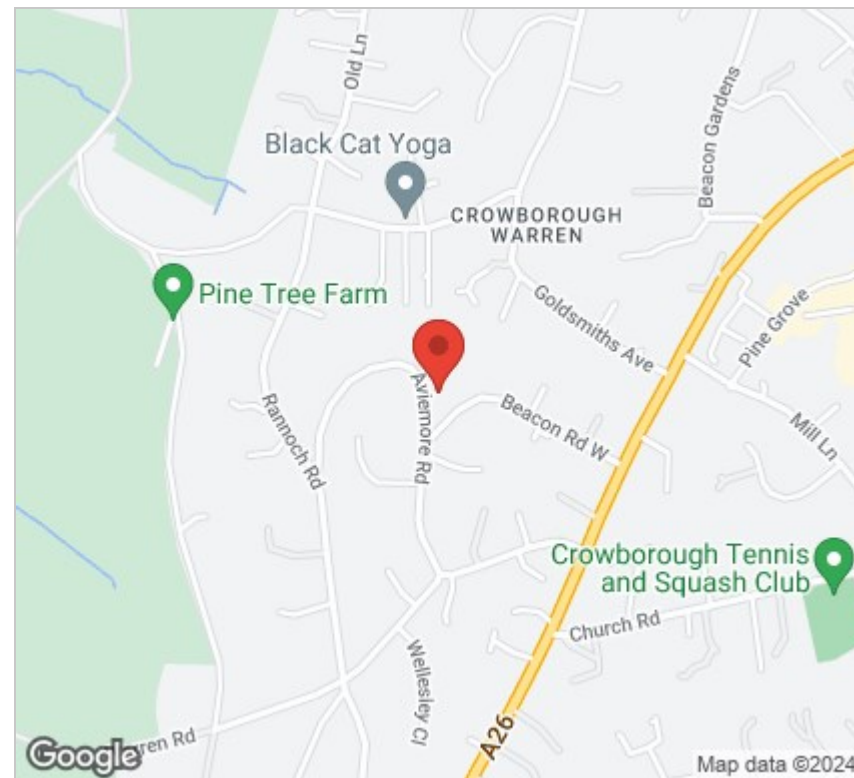




## Floor Plan



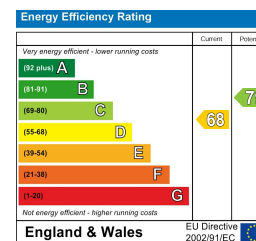
## Area Map



## 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



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