



Catsfield Road, Crowhurst, TN33

£1,250,000

 3  2  11 ac  3347 sq ft





*Enjoy privacy and natural beauty in this chain-free home on a discreetly shared private farm track with four residences. Features spacious interiors, a kitchen leading to a stunning terrace and garden, set on 11 acres with woodland and workshop facilities*



# Key Features

- Chain-Free
- Situated on a private farm track, ensuring privacy and tranquility
- Spacious Living Areas
- Country-Style Kitchen
- Outdoor Living
- The property sits on approximately 11 acres, including a raised paddock and a large driveway
- Features a large workshop with power, a former stable, a greenhouse, and a vegetable patch
- Includes a wild meadow with its own gated entrance and a wooded area with three ponds
- Equestrian Potential
- Stunning Views - Offers incredible views over the landscape, with various seating areas to enjoy the surroundings





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Leading through a spacious front door is an imposing hallway that introduces the dark oak floorboards and an exposed brick column feature. Decorative, hand made built in storage.

Study/bedroom on the front aspect with large built in storage and space for white goods.

The double aspect living room offers a cozy ambiance with three windows, and a log burner set in a brick surround with a wooden mantle. There are storage units on either side, complemented by dark oak flooring.

There is a WC with an oil boiler, sink, and additional storage.

The country-style kitchen boasts blue wooden cabinets and drawers, a beautiful blue Aga, separate integrated oven and hob, granite worktops, and a sink with space for a fridge freezer. An island with an oak worktop and beige tiled flooring enhance the kitchen's functionality and the kitchen flows into the dining area, illuminated by spotlights. Stable doors open to the side garden. There is a work surface area with stunning views across the garden. The kitchen along with the dining area, both benefit from the unique angle created by the section of sloped ceiling, created out of the ceiling line with the central section featuring a large wooden beam.

The dining area is flooded with light and overlooks the stunning terrace and garden. Further features are the exposed floorboards, exposed beam, exposed brick wall and a door to the garden.

The cosy living area, is also full of light with it being double aspect and a wooden door featuring a curved top, that leads onto the terrace.

The spacious landing has storage under the eaves, a small feature window allowing in more light with a larger velux window providing the bulk of the light and incredible views over the The Granarys land. The bathroom is partly tiled, with a tiled floor, a bath with shower fittings above, an in-built vanity unit, with a large sink, two transom windows overlooking the dining area, and a radiator.

The top hallway has inbuilt storage cupboards.

The master bedroom features double aspect windows, a parallel sloped ceiling, wood flooring, inbuilt storage cupboards, and access to loft hatch stairs leading to an ensuite bathroom with shower fittings above a bath, sink, w/c with wood paneling and storage surrounding, radiator. Window overlooking garden.

The second bedroom has a wood paneled wall, exposed wood beams, a radiator, and inbuilt storage.

The third bedroom is a large double with double aspect windows, exposed wood beams, a radiator, inbuilt wardrobes, and a wood panel feature on one wall.

The property is approached via a large driveway bordered by trees, with a raised paddock area above the house, providing beautiful views. There is plenty of parking, leading to a large workshop with power, a former single stable with storage area, greenhouse, and a vegetable patch.

The patio at the rear showcases a mixture of borders and shrubs, offering different seating areas to enjoy the incredible views and there is a large wild meadow to meander in (which also has its own gated entrance from the main drive).

This property offers both privacy and security, with the reassurance of having neighbours nearby. The whole site roughly encompasses 11 acres. There is a long strip of land ideal for equestrian purposes and a wooded area at the end with three ponds.





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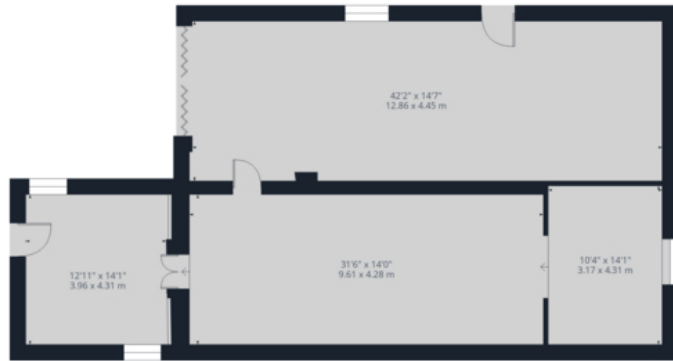
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**

3374.96 ft<sup>2</sup>  
313.54 m<sup>2</sup>

**Reduced headroom**

77.32 ft<sup>2</sup>  
7.18 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Tenure Type:** Freehold  
**Council Tax Band:**  
**Council Authority:**

