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Peter Oliver



Beacon Road, Crowborough, TN6 1UQ

- ▼ **5 Bed Detached House**
- ▼ **3 En-Suites To Bedrooms**
- ▼ **Stunning Frontage**
- ▼ **Lovely Rear Garden**
- ▼ **Convenient & Secluded Position**
- ▼ **Generous Accommodation**



EPC RATING

Current:  Potential:
EPC Awaited

£1,250,000



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Welcome to your dream family home, where elegance meets functionality. This stunning property offers everything you need, from ample internal space to a generous garden, all in a convenient location.

As you approach this special home, you'll be greeted by a sweeping circular driveway, with a central island with many mature shrubs and bushes giving additional privacy to the front of the home, leading to a stylish and impressive facade, setting the tone for what lies within.

Step inside to discover a vast and flexible living space. The ground floor features a large kitchen/diner, perfect for family gatherings and culinary adventures. Adjacent to the main kitchen, the recently upgraded utility room has been transformed into a fully equipped second kitchen, ideal for serving the outside covered dining area. This space enhances the home's functionality and is perfect for entertaining. On the opposite side, you'll find a spacious double-aspect lounge extending to the whole depth of the home, with an impressive chimney breast and modern multi-effect fire, a formal dining room, and a bright, expansive garden room. This newly upgraded garden room is fully insulated and equipped with underfloor heating, making it a comfortable and inviting space year-round.

Upstairs, the home continues to impress with generously sized double bedrooms. The principal suite is a true retreat, boasting an en-suite bathroom, a balcony with lovely views of the garden, and a walk-in dressing room, offering a private haven within the home. Two additional bedrooms also feature en-suite bathrooms, while a fourth and fifth bedroom and family bathroom complete the upstairs layout, ensuring ample space for everyone.

The back garden is mostly walled, providing excellent privacy and a serene atmosphere. It features a patio with a covered dining area and a large, flat lawned area adorned with many flowering shrubs, offering a picturesque and tranquil setting. The outdoor covered dining area is ideal for alfresco meals and is seamlessly connected to the second kitchen. The front of the property is equally impressive, with its beautiful driveway and walled entrance creating a grand first impression.

A versatile garden office measuring 4 x 4 meters enhances the property's appeal. This space is perfect for remote work, creative projects, or as a private retreat. It comes equipped with underfloor heating and a reliable internet connection, ensuring comfort and productivity year-round. The home has several outside buildings, giving ample storage space. Situated in a sought-after, individual location on Crowborough Warren, this home offers excellent access routes and is within walking distance of the town centre. Additionally, it is just a 15-minute drive from the lovely spa town of Royal Tunbridge Wells, known for its charming shops, restaurants, and historic attractions. Enjoy the convenience of nearby amenities, including a golf course, a local pub, schools, and parks, making it an ideal setting for families.

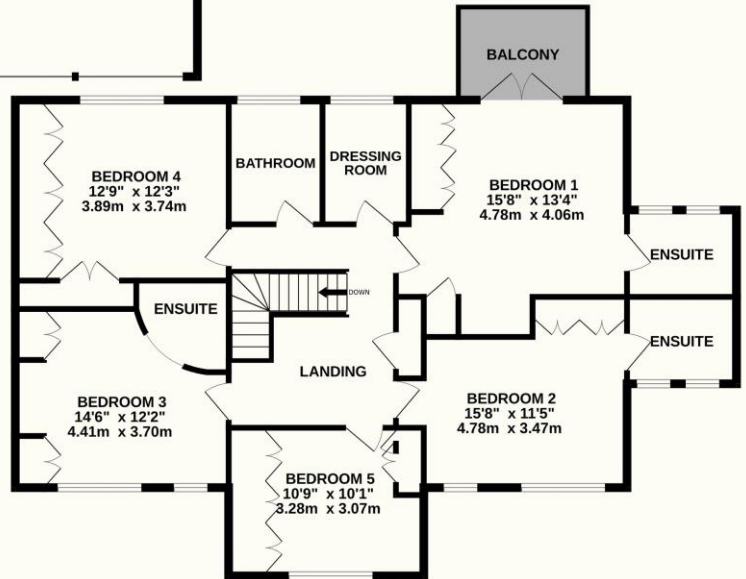
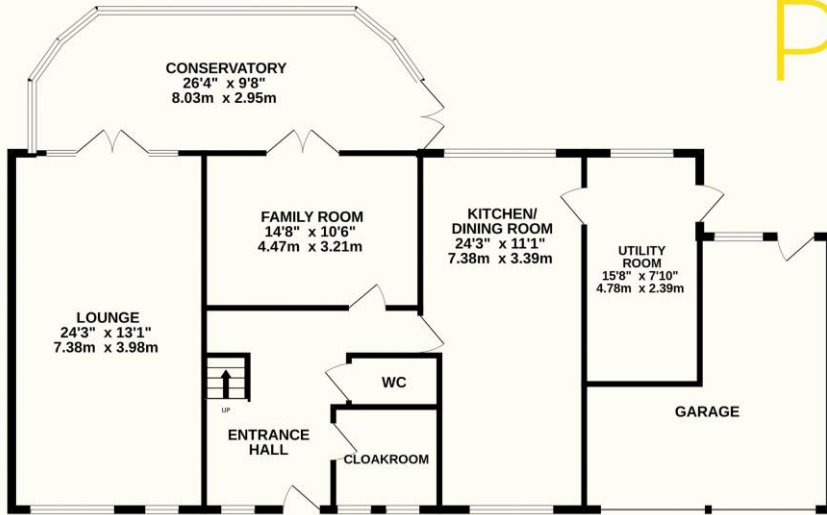
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 The Property
Ombudsman

 The Property
Ombudsman
LETTINGS





TOTAL FLOOR AREA: 2793 sq.ft. (259.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: G

MAINTENANCE/SERVICE CHARGE: N/A

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