



Middlesham House  
Hurtis Hill | Crowborough | East Sussex | TN6 3AB





# STEP INSIDE

## Middlesham House

Fine & Country are proud to bring to market this beautifully presented six-bedroom detached family home with a large, landscaped garden, timber framed double car port and ample parking located in an enviable position adjacent to the Ashdown Forest and a short walk from the famous Beacon Golf Course in the sought after town of Crowborough.

This beautiful modern family home, which also benefits from a private driveway, was built from new in 2011 and is set well back from the road in an Area of Outstanding Natural Beauty.

The house includes just over 2679 square feet of internal living space, is set over three floors, and consists of, on the ground floor, a kitchen, utility room, boot room, cloak room, dining room, living room and an open plan kitchen/dining/living room.

Upstairs, on the first floor, you find four double bedrooms, two ensuite shower rooms and a family bathroom. On the second floor are two further double bedrooms and an ensuite shower room.

On entering the house through porch and the front door, you enter a large central hallway and to your right find a well-proportioned sitting room with an inglenook fireplace with wood burning stove. To your left you find a modern cloak room, downstairs toilet, and a dual aspect dining room. Straight ahead you enter an open plan kitchen/dining/living room with doors leading directly out to the patio and garden beyond. This wonderful triple aspect room is light and spacious and features excellent specification bespoke wall and floor cabinets, wall mounted ovens and integrated appliances. There is ample worktop space finished in beautiful granite. Adjacent to the kitchen is a large utility room with worktop and sink and a further boot room with a door leading outside.

Taking the stairs from the central hallway to the first floor you find you find four double bedrooms, two of which have ensuite shower rooms, and a family bathroom. Taking the stairs from the central landing to the second floor you find two further double bedrooms, one of which also has an ensuite shower room.

The house is approached via a private drive opening onto an extensive gravel parking area with a double timber framed car port with tiled roof.





# STEP OUTSIDE

## Middlesham House

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Outside, the rear the property features a beautiful mature landscaped garden and a large terrace area with flag stone flooring. The garden features a variety of mature trees, shrubs and borders and is manly laid to lawn. There is also a large garden shed with seating area, in addition a garden rotating pod for the lazy evenings.

This wonderful property is in an enviable semi-rural position in the popular town of Crowborough.

The property is situated on the south side of Crowborough and a short walk from the famous Beacon Golf Course and the popular Ashdown Forest. The town centre of Crowborough provides a good range of facilities including shops, restaurants and major supermarkets, a leisure centre including a swimming pool, gymnasium, and recreational park. The town also boasts excellent junior and senior schooling including St Johns Primary School and a main line rail service with trains to London in about one hour. The larger spa town of Royal Tunbridge Wells is about 9 miles distance, whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive. Access to Gatwick London Airport is about 40 minutes' drive.

Freehold  
EPC Rating C  
Council Tax Band F

£ 1,050,000



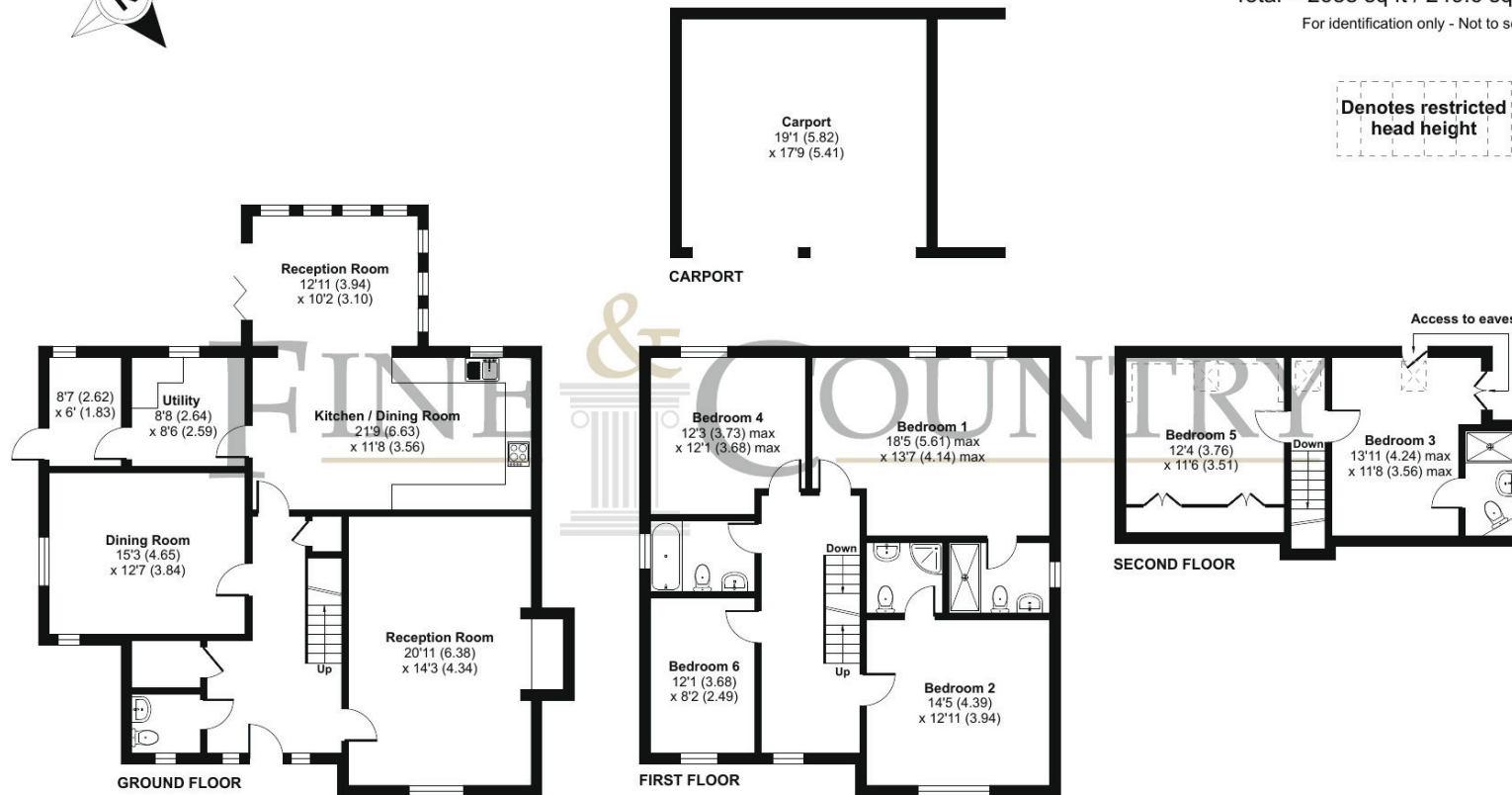
# Middlesham House, Hurtis Hill, Crowborough, TN6

Approximate Area = 2679 sq ft / 248.8 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Total = 2688 sq ft / 249.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Fine & Country. REF: 1007266

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 01.08.2023





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