



Dreamworks
Glenmore Road | Crowborough | TN6 1TN

FINE & COUNTRY





STEP INSIDE

Dreamworks

Fine & Country are delighted to bring to market Dreamworks - a stunning detached seven-bedroom family home with a double garage and a workshop set in approximately one acre of beautifully landscaped grounds backing directly onto the Ashdown Forest in a sought-after location on a private road in Crowborough.

The property, which is of modern design and boasts an integrated sound system with speakers in most rooms, is presented to the market in excellent condition having been extensively extended and renovated to an exacting standard throughout by the current owners, in a much sought-after location and set well back from the road. Outbuildings on the property include a double garage on the drive and a large workshop in the garden. The property also has a high specification modern alarm system.

The property, which boasts a host of modern features, offers over 4440 square feet of internal living space. Set over three floors, the property consists of, on the ground floor, a large entrance hall, dining room, cloakroom, sitting room, family room, utility room and a kitchen/breakfast room. On the first floor the property includes four double bedrooms with three ensuite bathrooms and a family bathroom and on the second floor you find three further double bedrooms and a family shower room.

The approach to the property is via a private drive with double electric gates which leads to a large parking area to the front of the property with room for several cars. On entering the front door, you find a magnificent central hallway with a cloakroom on your immediate left and stairs leading to the upper floors. The entrance hall leads directly into a dining room with patio doors leading out to the garden. The entrance hall leads to wonderful family room measuring 38'2 x 19'6 featuring triple aspect doors/windows allowing for an abundance of light to flood in and dual aspect bi-folding doors leading directly into the garden making for an ideal space for entertaining. Adjacent to the family room you find a well-proportioned sitting room which would also provide a perfect space as a home office as needs require. Also, on the ground floor you have the kitchen and utility room. The kitchen is a wonderful space, with triple aspect doors/windows including bi-folding doors leading directly out onto the garden. The kitchen features a kitchen island and high specification appliances and fixtures and fittings and bespoke wall and floor cabinets.

Taking the stairs to the first floor you find four large double bedrooms, three of which boast modern ensuite bathrooms with high specification fixtures and fittings and a large family bathroom with both a bath and shower and integrated television. The principal bedroom features triple aspect windows and a Juliet balcony overlooking the garden, a dressing area with bespoke built in wardrobes leading into a large ensuite shower room with dual sinks.

Taking the stairs to the second floor you find three further double bedrooms, the largest of which is being utilised by the owner as a cinema room. The second floor also includes a family shower room.





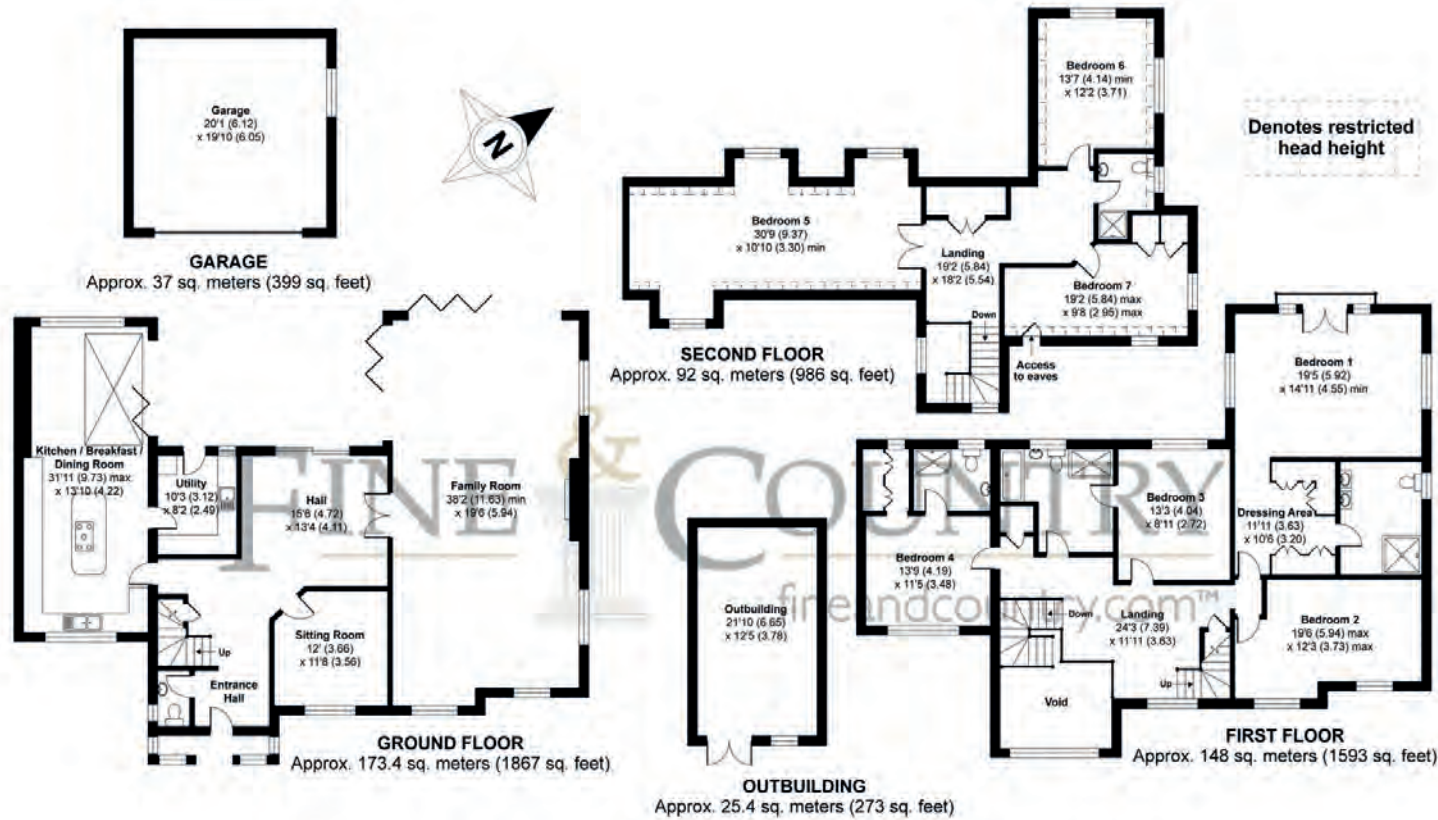
STEP OUTSIDE

Dreamworks

Outside, a particular feature of the property, is the large landscaped garden which boasts a variety of mature trees and shrubs and borders making for a very special and peaceful space in which to enjoy and leads directly onto the Ashdown Forest.

Dreamworks is set well back from the road and is enviably located on a private road in a prestigious area of Crowborough. Crowborough town itself provides an excellent range of shopping facilities including a bank, post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge in approximately one hour and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Made famous by A A Milne's Winnie the Pooh, Ashdown Forest is a great place for walking, riding and enjoying spectacular views over the Sussex countryside.

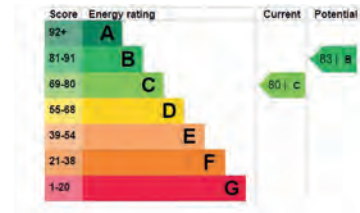




Approximate Area = 4446 sq ft / 413 sq m (excludes void)
 Limited Use Area(s) = 86 sq ft / 8 sq m
 Garage = 399 sq ft / 37 sq m
 Outbuilding = 273 sq ft / 25.4 sq m
 Total = 5204 sq ft / 483.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2020. Produced for Fine & Country. REF: 725870



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 © 2021 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 09.06.2021





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