



3 Manor Place
Eridge Road | Crowborough | TN6 2SS

FINE & COUNTRY





Step inside

3 Manor Place

Located just off Eridge Road between Boarshead and Crowborough is this charming, gated enclave of just four delightful and contemporary family homes nestling in three acres of grounds, surrounded by woodland. Designed and built by Chapelwood Homes, they include this attractive detached residence set behind two sets of electric gates with full CCTV coverage. It is not overlooked and totally secluded surrounded by protected woodland and features a superbly designed garden, heated swimming pool and separate buildings incorporating a well-equipped gym, a pool room and an impressive 'outdoor' kitchen.

The property is approached along a wide driveway flanked by a wide variety of stunning shrubs and Cupresses Sempervirens trees bordering spacious lawns. It is at this stage that you can begin to appreciate the external appeal and innovative design of the house with its cedar cladding, attractive roof lines, veranda style frontage, covered balcony and a plethora of glass ably illustrated by the impressive front entrance.

This opens into a delightful double height atrium style reception hall with marble flooring that flows through much of the stunning ground floor accommodation and includes a storage cupboard and oak stairs with glass bannisters leading to the first-floor glass galleried landing. There is a cloakroom and a well fitted utility room with laundry facilities plus double oak doors to the impressive light and bright drawing room with four bi-fold doors to the rear terrace and a study area with a wall of attractive fitted cupboards.

However, the hub of the household and where the family spend much of their time is the breath-taking dual aspect family space that includes large seating and dining areas, four bi-fold doors to the terrace and a wonderful kitchen/breakfast room that will gladden the heart of anyone who enjoys catering. It includes bespoke units housing an induction hob, oven, microwave, coffee machine and warming drawer as well as a large central island breakfast bar with an additional hob and a wine cooler.

Off the galleried landing you will find an exotic family bathroom and four double bedrooms including the luxurious principal suite with a lavish ensuite bathroom with a bath and separate walk-in shower. This also incorporates fitted cupboards and a dressing area as well as a wall of bi-fold doors that open onto a delightful, covered balcony where you can sit and enjoy the surrounding views. There is also a guest room with ensuite facilities and another bedroom designed as a large dressing room with a vast array of fitted cupboards. All the bathrooms feature Villeroy and Boch sanitaryware including toilets and bidets.

The outside buildings have been designed to match the property with cedar cladding and pitched roofs with the outdoor kitchen also incorporating a cedar clad ceiling and a stunningly designed floor and walls. The amazing 'outdoor' kitchen is actually housed in one of the buildings but has a wall of bi-fold doors to the garden so when they are open it is like bringing the outside indoors. There are high end barbecues, attractive bespoke units housing additional appliances and a sink unit as well as a stunning central island where you can enjoy sitting down to a meal if the weather is inclement. There is also a useful cloakroom and the pool room while the spacious gym includes a seating area.

There is something delightful to enjoy in the garden wherever you look. The vast marble terrace spans the width of the property and is ideal for those al fresco meals and outdoor parties, while the beautiful marble surround heated swimming pool invites you to 'take a dip'. These are bordered by swathes of well-manicured lawns interspersed with a variety of attractive shrubs and specimen trees.

A charming bespoke treehouse will thrill the children while a fascinating cedar clad summerhouse with a decked terrace is accessed at the end of a long pathway. It overlooks a tranquil wildlife pond, so is just the place for adults to relax. There are delightful additional seating areas discreetly placed around the garden including a bespoke curved marble seat and patio with a central raised circular firepit all surrounded by the magical woodland.





Seller Insight

“ We bought this property from new some seven years and have thoroughly enjoyed everything about our home and the location. During our time here we have upgraded the property including installing the outdoor kitchen and created the amazing garden from scratch including the marble terraces, the swimming pool and all the fabulous plantings.

We are in an ideal location as we have all the advantages of country living with wonderful places to go for walks but are not isolated as we are part of a small community. It is not far from Crowborough where trains to London Bridge take just over an hour while trains from Tonbridge to London run every 15 minutes. It is only nine minutes by car to Tunbridge Wells. Brighton is just 20 minutes' drive, and you can be at Gatwick airport in 45 minutes.

The house has direct access to woodland and is within walking distance of the Beacon Academy, rated Outstanding by Ofsted and it is only half a mile to the 17th century Boars Head pub and adjacent golf course as well as to Crowborough town centre. It is the largest and highest inland town in East Sussex with delightful historical buildings, multiple supermarkets including a Waitrose and a selection of independent shops. There is also a station, schools, a community cinema and a variety of pubs and eateries as well as recreation grounds such as Goldsmiths with its swimming pool, boating lake and miniature railway. There are also annual events including a Guy Fawkes Night celebration and a carnival as well as a Christmas and summer fair.

Nearby Tunbridge Wells includes the famous Pantiles offering a delightful mix of independent shops, bars and restaurants, while the rest of the town has high street stores, individual shops, hair and beauty salons, hotels and retail parks. Entertainment is available at the nine-screen Odeon cinema, the Trinity Theatre, the Assembly Hall Theatre and exhibitions in the Amelia Scott cultural centre. For sports enthusiasts there is the Neville Golf club and other clubs including cricket, football, rugby and tennis as well as the indoor sports and tennis centre and a swimming pool. *

* These comments are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent











Travel

By Road	
Tunbridge Wells	6.6 miles
Brighton	24.5 miles
Dover Docks	71.1 miles
Channel Tunnel	58.9 miles
Gatwick Airport	23.0 miles
Charing Cross	51.4 miles
By Train from Crowborough	
London Bridge	67 mins
Charing Cross	1hr 27 mins
Victoria	1hr 14 mins

Leisure Clubs & Facilities

Parkfield Golf Centre	01892 664545
Crowborough Beacon Golf Club	01892 661511
Crowborough Athletic Football Club	01892 661893
Crowborough Tennis and Squash Club	01892 652618
Crowborough Leisure Centre	01892 665488

Healthcare

Beacon Surgery	01892 652233
Saxonbury House Medical Group	01892 603131
Brook Health Centre	01892 652850
Crowborough War Memorial Hospital	01892 652284
Tunbridge Wells Hospital	01622 729000

Education

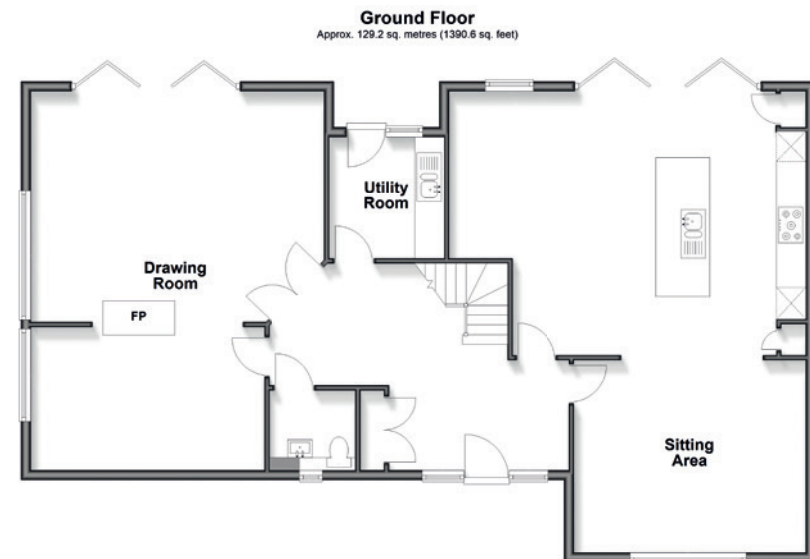
Primary Schools	
Ashdown Primary	01892 655846
High Hurstwood C of E	01825 733231
Jarvis Brook	01892 653033
St Johns Church	01892 661189
St Mary's Catholic	01892 655291
Sir Henry Fermor C of E	01892 652405
Grove Park School	01892 663018
Annan School (independent)	01825 841410
Skipper's Hill Manor (prep)	01825 830234
Secondary Schools	
Beacon Academy	01892 603000
Uckfield College	01825 764844
Mayfield School (independent)	01435 874600
Ardingly College (independent)	01444 893000
Tunbridge Wells Girls Grammar	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555
Skinners Grammar School	01892 520732

Entertainment

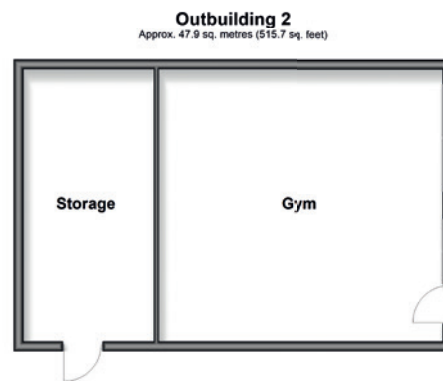
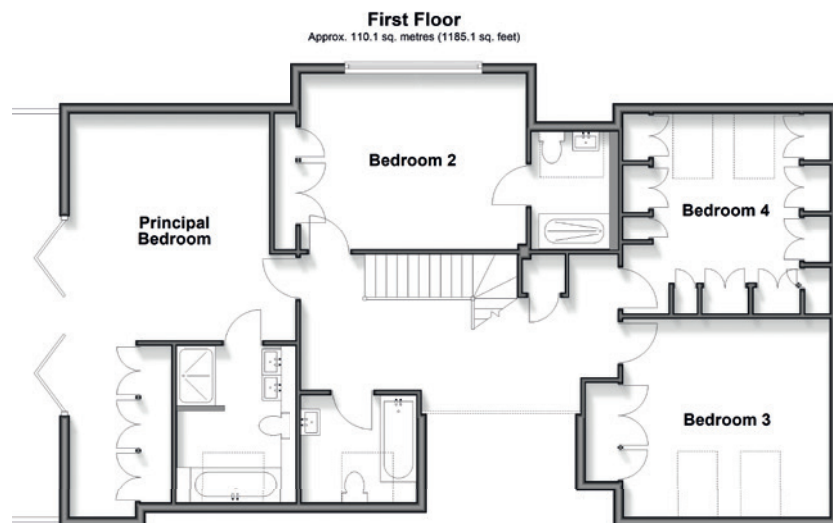
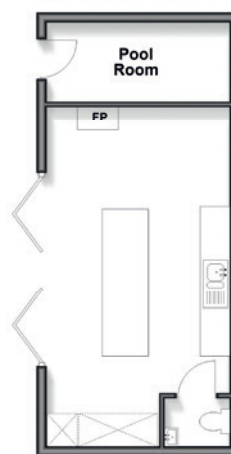
Boars Head	01892 660447
Pusanon	01892 669415
Donna Maria	01892 663124
Pine Groves Pictures	01892 653823

Local Attractions / Landmarks

Ashdown Forest
Goldsmith Recreation Ground
Bluebell Railway
Lewes Castle
Glyndebourne
Hever Castle
Penshurst Place



Outbuilding 1
Approx. 32.5 sq. metres (350.1 sq. feet)



GROUND FLOOR

Full Height Entrance Hall

Kitchen/Dining/Sitting Room 31'2 (9.51m) narrowing to 17'9 (5.41m) x 23'8 (7.22m)

Utility Room 8'2 x 7'9 (2.49m x 2.36m)

Drawing Room 25'8 (7.83m) x 19'9 (6.02m) narrowing to 15'9 (4.80m)

Cloakroom

FIRST FLOOR LANDING

Principal Bedroom 23'5 (7.14m) narrowing to 12'2 (3.71m) x 14'5 (4.40m)

Dressing Area

Covered Balcony

Ensuite Bathroom 10'3 x 7'9 (3.13m x 2.36m)

Bedroom 2 14'1 x 11'3 (4.30m x 3.43m)

Ensuite Shower room 7'6 x 5'0 (2.29m x 1.53m)

Bedroom 3 13'4 x 12'10 (4.07m x 3.91m)

Bedroom 4 13'2 x 12'10 (4.02m x 3.91m)

Family Bathroom 7'4 x 7'0 (2.24m x 2.14m)

OUTSIDE

Driveway

Gym 19'1 x 18'4 (5.82m x 5.59m)

Pool Room/Outdoor Kitchen 22'10 x 12'4 (6.96m x 3.76m)

Swimming Pool

Tree House

Summer House

Landscaped Gardens

Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	67 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Fine & Country
Tel: +44 (0)1892 570267
tunbridgewells@fineandcountry.com
20 High Street, Tunbridge Wells, Kent TN1 1UX

