



OAKFIELD



Old Lane, Crowborough

Asking Price £575,000



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SUMMARY

Open House - 26th April 12.00 – 16.00

Prepare to be amazed by this older style home, situated on Old Lane, which has benefitted from a very sympathetic two-storey extension. This property will suit family living and entertaining to an absolute tee.

As you approach, you will notice ample parking space leading up to a garage with attractive barn-style doors. The front door is sheltered by a lovely brick and oak-beamed porch, adding a warm, welcoming touch to the home.

Upon entering, you're greeted by a spacious entrance hall with stairs leading to the first floor and doors opening into a bright, airy family room. With its feature fireplace, this versatile room is perfect for everyday living, but could also serve as a study, playroom, or even a fifth bedroom to suit your family's needs.

The stylish kitchen is a true heart of the home, ideal for preparing family meals. It features a large range cooker—perfect for honing your culinary skills—and is complemented by the convenience of a utility room that also provides access to the expansive garage/workshop.

The open-plan lounge and dining area is flooded with natural light, thanks to a bay window and large double doors. The



stunning wooden flooring adds warmth, and in the colder months, the feature fireplace with a large inset log burner ensures a cosy atmosphere. This space is undoubtedly the perfect spot for both relaxation and entertaining, offering a truly inviting environment for family and friends to gather.

Upstairs, you'll find four bedrooms. The principal bedroom is a true retreat, offering the feel of a hotel suite, complete with a spacious, modern en-suite bathroom. The remaining three bedrooms are serviced by a family bathroom, ensuring comfort and convenience for all. Additionally, there's a bonus loft room, accessed via a ladder, which provides flexible space—ideal for a home office, studio, or extra storage.

Outside, the property truly shines. A large raised patio area provides the perfect space for al fresco dining or relaxing, leading down to a stunning garden. Largely laid to lawn and bordered by hedges, the garden offers a good degree of privacy, making it an ideal spot for summer gatherings. Whether hosting a BBQ or watching children play safely, this garden is sure to create many happy memories.



Family Room

13'6" x 11'9"

Sitting / Dining Room

24'4" x 14'11"

Kitchen

14'10" x 13'1"

Utility Room

Garage / Workshop

36'4" x 9'3"

Bedroom One

13'6" x 12'2"

Bedroom Two

11'9" x 10'5"

Bedroom Three

11'9" x 10'6"

Bedroom / Office

7'11" x 5'3"

Family Bathroom

Bathroom Two

Loft Room

31'5" x 14'3"

Council Tax Band D















INFORMATION

Tenure

Freehold

Local Authority

Wealden District Council

Council Tax Band

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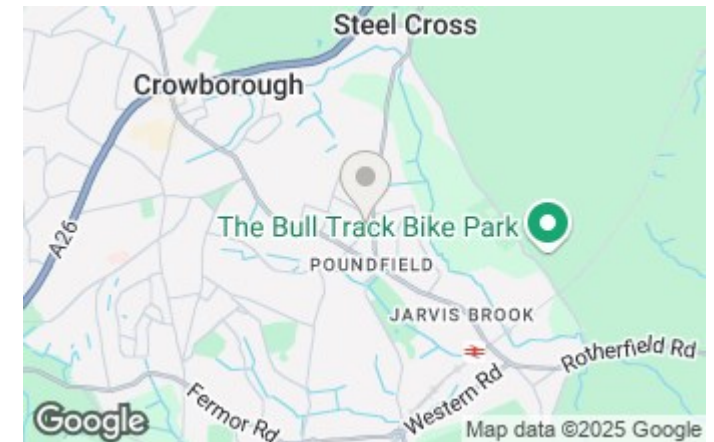
Opening Hours

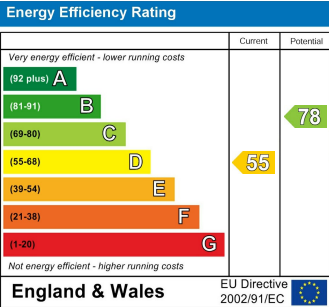
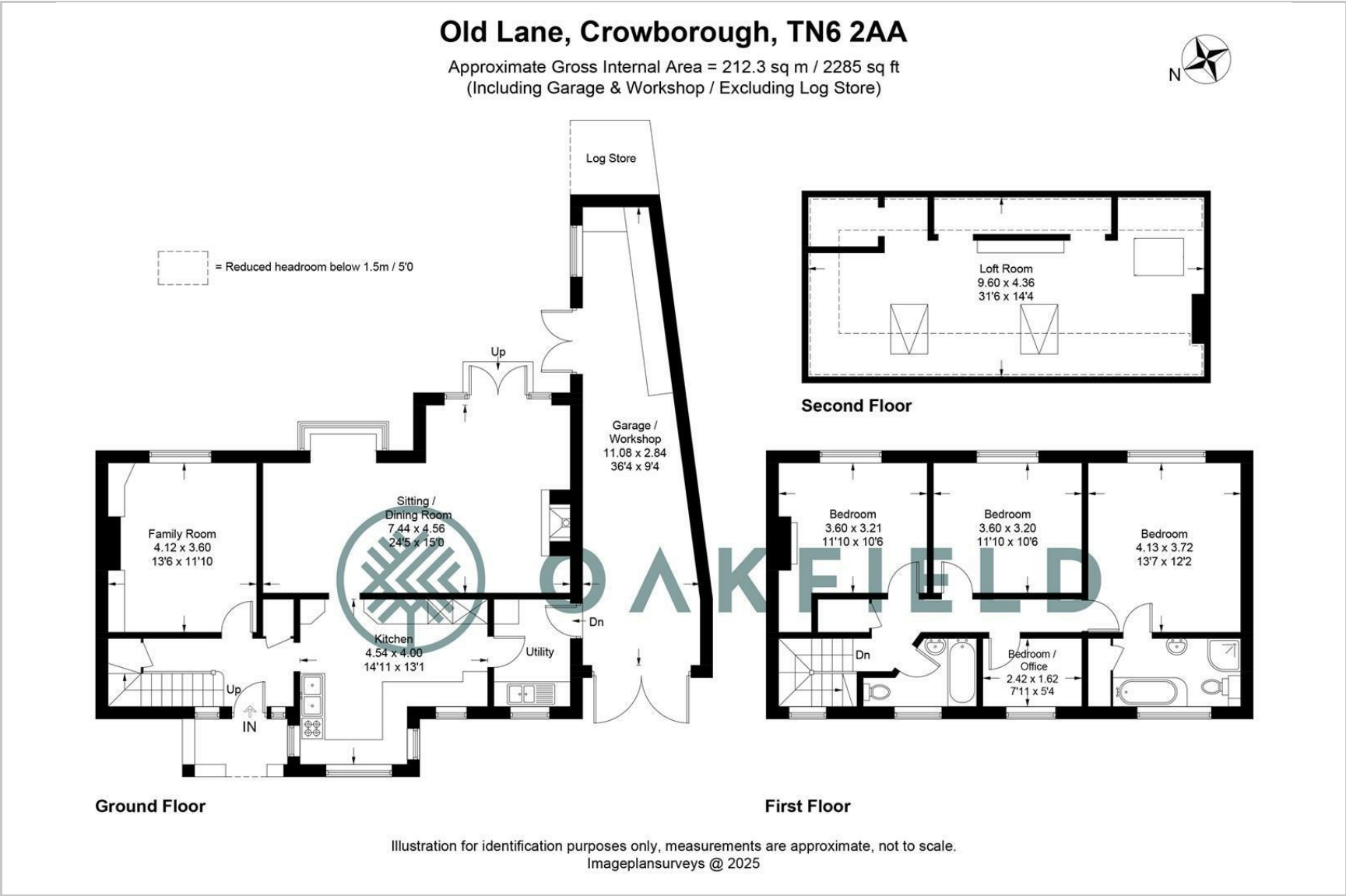
Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

Viewings

Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

Area Map





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