

# Dreamworks


Glenmore Road, Crowborough, East Sussex






A fabulous detached family house,  
located on an exclusive residential road,  
with stunning views over Ashdown  
Forest and close to local amenities.


Crowborough High Street 0.8 of a mile. Crowborough station 2.3 miles (London Bridge from 69 minutes).  
Eridge station 3.7 miles (London Bridge from 63 minutes). Tunbridge Wells station 7.8 miles  
(London Bridge from 44 minutes). Gatwick airport 22 miles. Brighton 25 miles. London 40 miles.  
(All times and distances approximate)



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4



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Summary of accommodation

Main House

**Ground Floor:** Reception Hall | Study | Dining Room | Drawing Room | Kitchen/Breakfast Room | Utility

**First Floor:** Principal Bedroom with En Suite Dressing Room and Shower Room | Bedroom 2 with Walk-in  
Wardrobe and En Suite Shower Room | Two Further Bedrooms | Family Bathroom

**Second Floor:** Two Bedrooms | Shower Room | Bedroom/Cinema Room

Garden and Grounds

Mature Gardens | Large Paved Terrace | Outbuilding | Detached Double Garage



Situation

(Distances and times are approximate)

The property is located on an exclusive private road in the Wealden market town of Crowborough with stunning views over nearby Ashdown Forest.



Crowborough has a very good selection of facilities including local shops, various supermarkets, restaurants, post office and leisure centre. Nearby Tunbridge Wells offers a more comprehensive range of amenities.

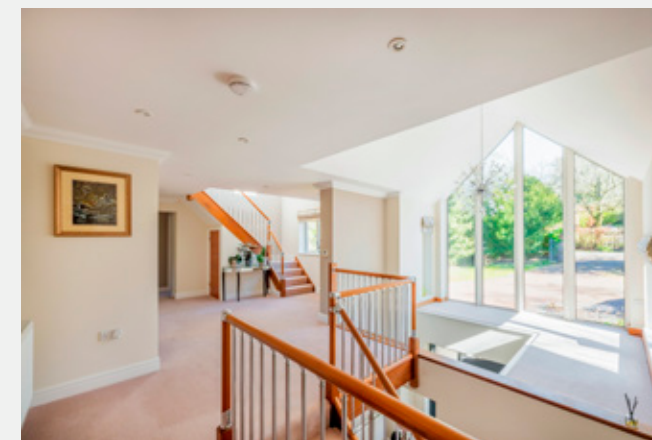


Train stations are available at Crowborough, Eridge, Frant (Bells Yew Green) and Tunbridge Wells offering regular services to London.



There is a good choice of schooling in the area, in both the state and private sectors, including Holmewood House Preparatory School at Langton Green, Rose Hill and The Mead in Tunbridge Wells, The Skinners' School at Tunbridge Wells, Mayfield School (girls), Skippers Hill Manor Preparatory School in Five Ashes, Bede's at Upper Dicker and Eastbourne, and Uplands Community College at Wadhurst. There are also grammar schools for girls and boys in Tunbridge Wells and Tonbridge.





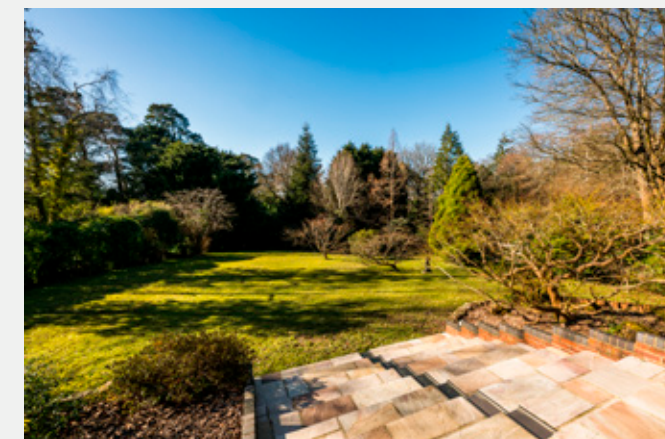
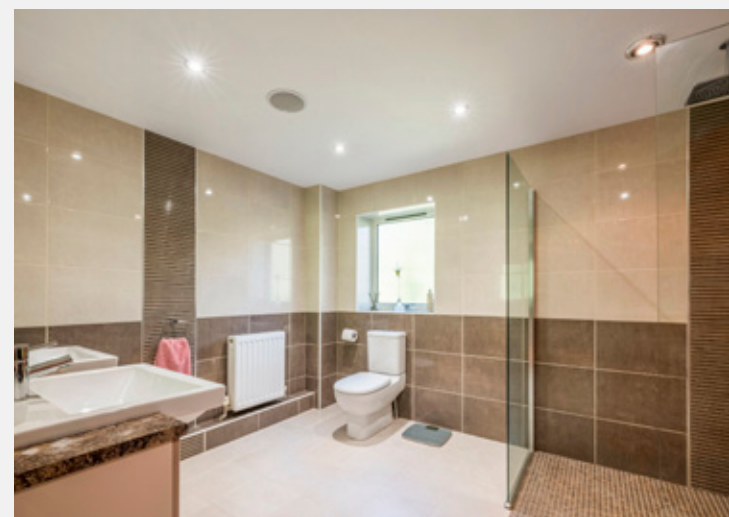
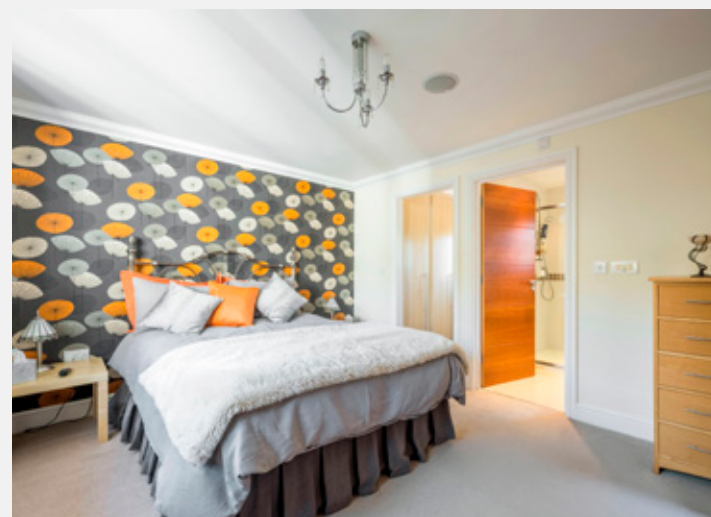
## The Property

Dreamworks is a fantastic detached property which was constructed around 2009 and has been refurbished and remodelled by the current owners to provide substantial and modern accommodation, in excess of 4,500 square feet, arranged over three floors. The beautifully presented home includes high quality fixtures and fittings, well-appointed bath and shower rooms and an integrated sound system to many rooms. The impressive entrance/reception hall is a particular feature with full height windows and a vaulted ceiling. The well-proportioned reception space includes a study overlooking the front, a dining room with sliding doors opening to the rear and a wonderful drawing room with bi-fold doors to two walls opening onto the rear terrace and gardens creating the perfect entertaining space. The kitchen/breakfast room is very well appointed and includes an extensive range of wall and base units with quality integrated appliances, central island with hob and breakfast bar. To one end of the kitchen there is a sitting/family area with a part glazed roof and bi-fold doors opening out to the terrace and gardens.

On the first floor, the triple aspect principal bedroom benefits from an en suite shower room, dressing room and a Juliet balcony overlooking the beautiful rear garden. The second bedroom also benefits from an en suite shower room and a walk-in wardrobe. There are two further good sized bedrooms on this level as well as a family bathroom.

On the second floor, there is a substantial further bedroom (currently used as a cinema room with a bar area) as well as two further bedrooms and a shower room.





## Outside

The house is approached from a private road via an electronically gated entrance, flanked by brick pillars. A private brick-paved driveway leads to the detached double garage and parking area to the front of the house. To the rear, there is a large paved terrace, perfect for al fresco dining and entertaining. Steps lead down to the beautiful gardens and grounds are laid to lawn with a multitude of mature trees, shrubs and plants and provide a great deal of privacy. At the end of the garden there is a detached outbuilding (currently used as a workshop) and in all the property extends to just under an acre.

## Property Information

**Tenure:** Freehold

**Services:** Mains water, gas and electricity.  
Gas-fired heating. Mains drainage.

**Local Authority:** Wealden District Council,  
Tel. 01892 653311.

**Council Tax:** Band G

**EPC:** C

**Directions (TN6 1TN):** From Tunbridge Wells proceed south on the A26 (signposted Crowborough). At Crowborough Cross crossroads, proceed straight ahead. After 0.3 of a mile, turn right onto Goldsmiths Avenue. Continue for 0.2 of a mile then turn left onto Glenmore Road East. After 0.2 of a mile, at the junction, proceed straight ahead onto Glenmore Road and the gated entrance for Dreamworks will be found after a short distance on the right-hand side.

<https://what3words.com/creatures.allies.throats>



## Approximate Gross Internal Floor Area

House: 421 sq m / 4532 sq ft

(Excludes Void)

Garage: 399 sq m / 37 sq ft

Outbuilding: 25.4 sq m / 273 sq ft

Total: 483.4 sq m / 5204 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



## Knight Frank

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated March 2025.

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