

# Tinkerpot Place

Crowborough, East Sussex







# A strikingly attractive Victorian house offering fantastic accommodation, in a beautiful rural position yet close to amenities.

Crowborough High Street 1.6 miles. Crowborough station 1.6 miles (London Bridge from 69 minutes). Uckfield 6.5 miles. Tunbridge Wells station 8.5 miles (London Bridge from 44 minutes). Gatwick airport 21.5 miles. Brighton 25 miles. London 43 miles. (All times and distances approximate).



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## Summary of accommodation

### Main House

Lower Ground Floor: Cellar

Ground Floor: Entrance Hall | Sitting Room | Study | Kitchen/Breakfast Room | Utility Room

First Floor: Principal Bedroom with En Suite Dressing Room and Bathroom | Two Further Bedrooms | Shower Room

Second Floor: Three Bedrooms | Bathroom

### Outside

Mature Gardens | Paved Terrace | Decked Terrace | Detached Outbuilding



# Situation

(Distances and times are approximate)

The property is located in a beautiful rural position, less than two miles from the Wealden market town of Crowborough, on the edge of the High Weald National Landscape Area and close to Ashdown Forest.



Crowborough town has a very good selection of facilities including local shops, various supermarkets, restaurants, post office and leisure centre. Nearby Uckfield and Tunbridge Wells offer a comprehensive range of shopping and leisure amenities including cinemas and sports clubs.



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



Train stations are available at Crowborough, Uckfield and Tunbridge Wells offering regular services to London.



# Tinkerpot Place

Tinkerpot Place is a handsome detached Victorian house with stone and red brick elevations under an attractive double gable roof. The property offers spacious and beautifully presented family accommodation, totalling 3161 square feet, arranged over three floors. The entrance hall gives access to the double aspect sitting room which has a fireplace with wood burner, fitted cupboards and shelving, wooden flooring and a lovely bay window overlooking the gardens. There is also a study with fitted bookshelves and a door leading through to a useful utility room. There is also a cloakroom and a door from the entrance hall leading down to a good sized cellar (229 square feet).

The fabulous triple aspect kitchen/breakfast room is a particular feature of the house and is very well appointed with an extensive range of modern fitted wall and base cupboards, integrated appliances, double Belfast sink and central island with breakfast bar. Open plan to the kitchen, there is a dining area as well as a sitting area with a fireplace and French doors opening out to the gardens, creating the perfect place for entertaining.

On the first floor, the principal bedroom benefits from an en suite dressing room and bathroom. There are two further bedrooms on this level, both with fitted wardrobes, as well as a shower room and a door giving access to a balcony running the width of the house enjoying fantastic views over the gardens and surrounding rolling Sussex countryside. On the second floor, there are an additional three bedrooms (all of which have fitted wardrobes) and a fantastic bathroom with rural views.









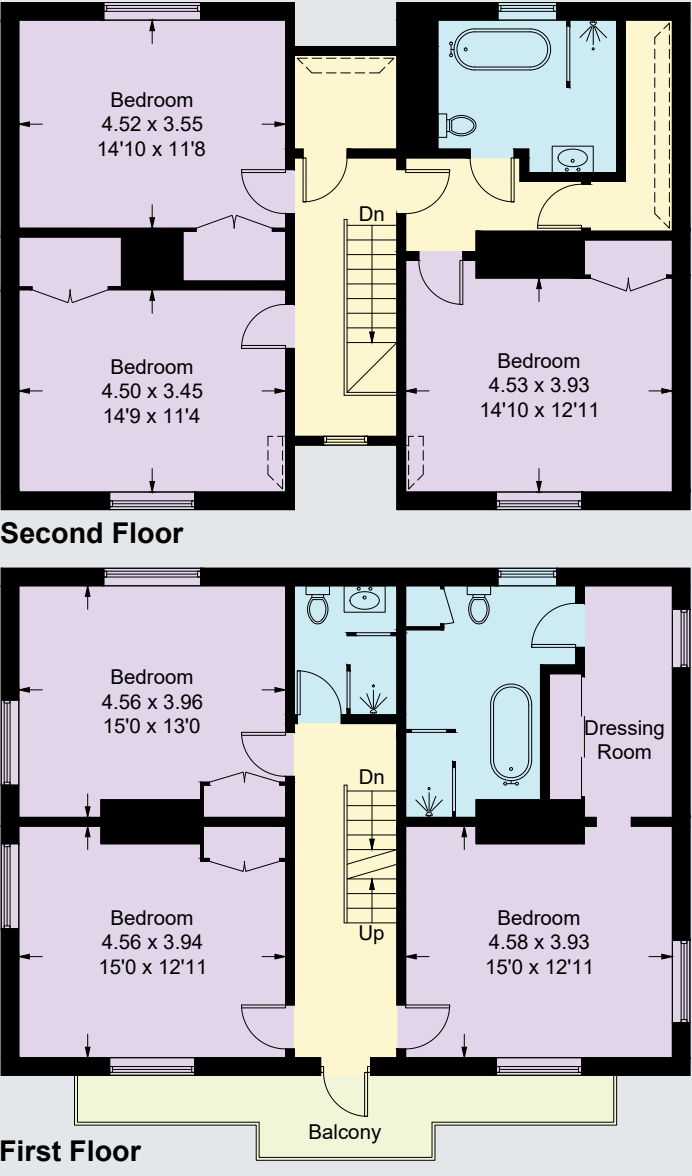
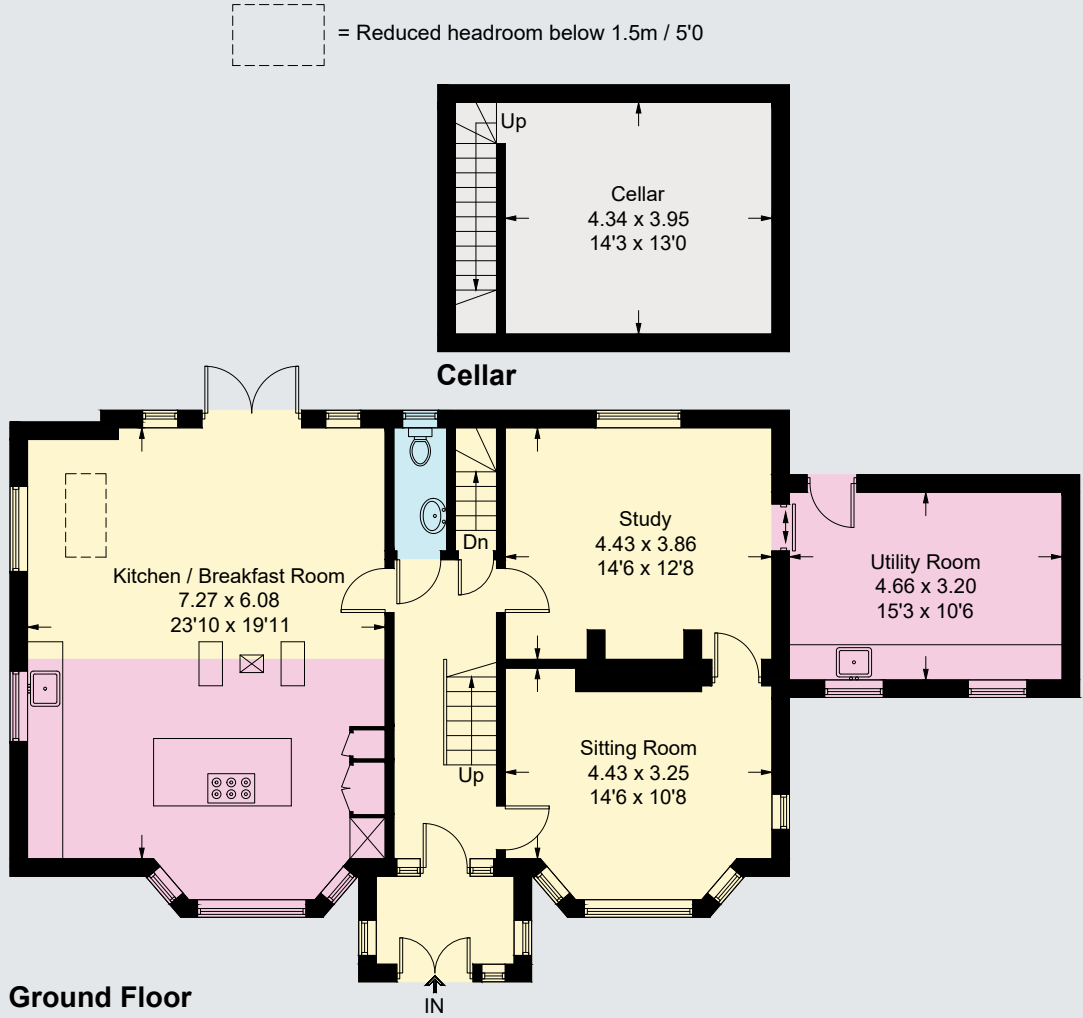




FLOORPLAN

Approximate Gross Internal Floor Area  
House = 293.7 sq.m / 3161 sq.ft  
Cellar = 21.3 sq.m / 229 sq.ft  
Total = 315 sq.m / 3390 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.



Gardens and Grounds

The house is approached via an entrance with double wooden gates over a private driveway leading to the property. The delightful gardens are laid to lawn with a multitude of mature trees and shrubs providing a good deal of privacy. There is a paved terrace adjoining the house as well as a raised decked terrace, ideal for al fresco dining.

Property Information

- Tenure:** Freehold
- Services:** Mains water, gas and electricity. Gas-fired heating. Private drainage (septic tank).
- Local Authority:** Wealden District Council, Tel. 01892 653311
- Council Tax:** G
- EPC:** D
- Postcode:** TN6 3SL
- [www.what3words.com/detective.mixer.punctured](http://www.what3words.com/detective.mixer.punctured)

**Viewings:** From Tunbridge Wells proceed south on the A26 (signposted Crowborough). At Crowborough Cross crossroads, proceed straight ahead to remain on the A26. After 1.4 miles, turn left onto Sheep Plain. Continue for half a mile then turn right onto High Broom Road. The entrance to Tinkerpot Place will be found on the left-hand side after 0.6 of a mile.



**Tunbridge Wells**

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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 April 2025. Photographs and videos dated April 2025.

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