



Park House, Lye Green, Crowborough, East Sussex



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An attractive attached unlisted Victorian country house offering substantial and elegant accommodation totalling approximately 4365 sq ft. The house sits in a wonderful semi-rural position, within the High Weald Area of Outstanding Natural Beauty, yet close to amenities.

Crowborough 2 miles. Groombridge 3 miles. Eridge station 3 miles (London Bridge from 63 minutes). Crowborough station 3.5 miles (London Bridge from 69 minutes). Tunbridge Wells 7 miles (London Bridge from 42 minutes). M25(J5) 18 miles. Gatwick airport 21 miles. London 38 miles. (All times and distances approximate)



7



3



4



2.6
acres



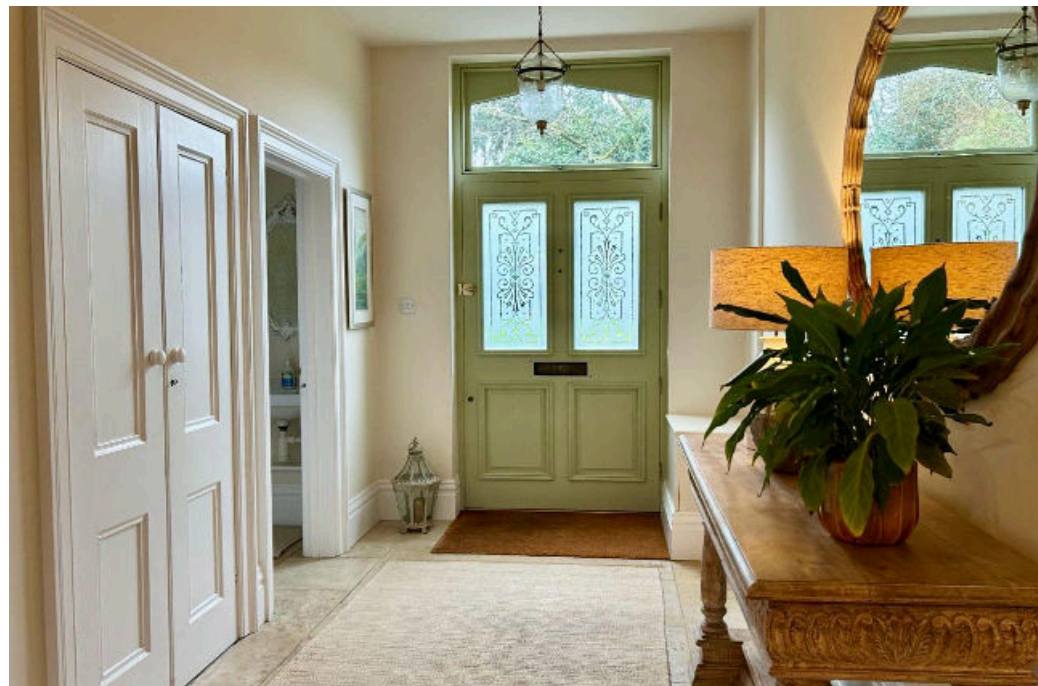
EPC
E

Tenure: Freehold

Local authority: Wealden District Council, Tel 01892 653311.

Council tax band: G

Services: Mains water and electricity. Oil-fired heating. Private drainage.





The Property

This attractive attached Victorian country house sits in a wonderful rural position and offers substantial and elegant family accommodation totalling 4365 square feet, over three floors. The beautifully presented property has the benefit of being unlisted and offers well-proportioned reception space including some limestone flooring, a magnificent bay window in the drawing room and high ceilings with cornicing typical of the Victorian era. On the first floor there are four bedrooms and a family bathroom. The principal bedroom has a fabulous bay window overlooking the gardens and an en suite shower room. There are three further bedrooms on the second floor as well as a shower room and attic storage room. Outside, the house is approached over an initially shared driveway leading to a private driveway with a detached double garage and workshop to the rear. The fantastic landscaped gardens are laid to lawn with a multitude of mature trees and shrubs. Beyond the gardens there is a field and in all the property extends to about 2.6 acres.

Situation

Park House is situated in a convenient semi-rural location in the hamlet of Lye Green, within the High Weald Area of Outstanding Natural Beauty and close to Ashdown Forest. Nearby Groombridge and Crowborough both offer a good range of amenities with Tunbridge Wells providing further shopping, educational and leisure facilities as well as a mainline station serving London. There are a number of well-regarded schools in the area including Tonbridge and Sevenoaks public schools, Holmewood House at Langton Green and boys and girls grammar schools in Tunbridge Wells.

Directions (TN6 1UU)

From Tunbridge Wells, head west towards Langton Green on the A264 then continue onto the B2110 (signposted Groombridge). At the small roundabout at the bottom of Groombridge Hill, continue straight ahead (to remain on the B2110). After 1.6 miles, at the slight bend in the road, turn left onto the B2188 Hendall Hill (signposted Crowborough/Maresfield). Continue for 1.9 miles then turn left onto London Road (signposted Crowborough). After 0.4 of a mile, turn left onto the driveway marked 'Private Drive leading to Park House' and Park House will be found straight ahead.
<https://what3words.com/dries.taped.rails>





The elegant accommodation enjoys many features of the Victorian era and is beautifully presented throughout.

Planning Permission exists to complete an extension to the rear, to create a garden room, and conversion of first floor storage space into a bedroom or home office with a bay window.

Further details are available at www.wealden.gov.uk/planning

Approximate Gross Internal Floor Area

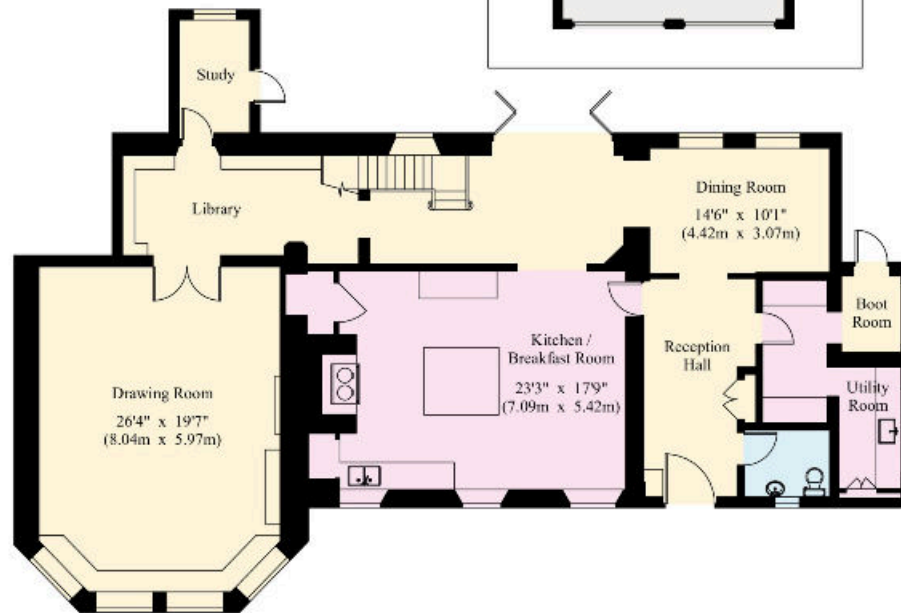
House: 405.6 sq m / 4365 sq ft

(excluding attic space)

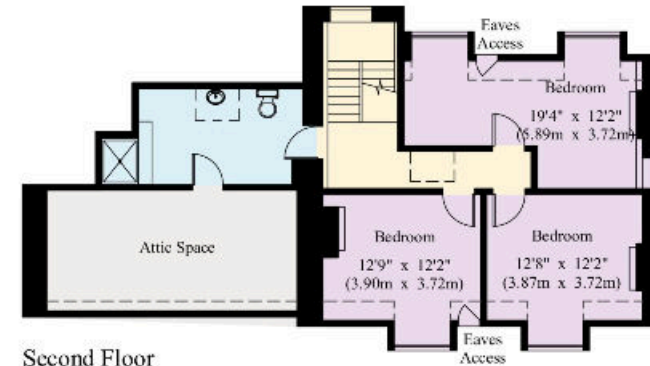
Garage/workshop: 43.9 sq m / 472 sq ft

TOTAL: 449.5 sq m / 4837 sq ft

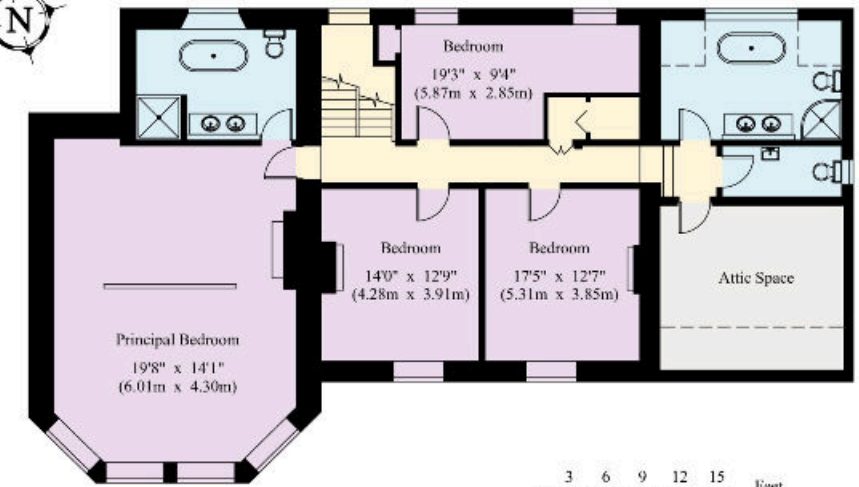
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



Ground Floor

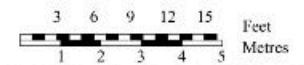


Second Floor



First Floor

----- Restricted Height



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We would be delighted to tell you more

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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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