

Fairfield Lodge

Crowborough, East Sussex



An attractive and beautifully presented family home, located on an exclusive private road, close to amenities.

Crowborough High Street 0.25 of a mile, Crowborough station 1.9 miles (London Bridge from 69 minutes), Eridge station 3 miles (London Bridge from 63 minutes), Tunbridge Wells station 7.2 miles (London Bridge from 44 minutes), Gatwick airport 21.6 miles, Brighton 26 miles, London 40 miles.
(Distances and times approximate).



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Summary of accommodation

Main House

Ground Floor: Ground Floor: Entrance Hall | Study | Cloakroom | Drawing Room | Dining Room

Kitchen/Breakfast Room | Utility Room

First Floor: Principal Bedroom with En Suite Shower Room | Bedroom 2 with En Suite Shower Room

Outside

Double Garage | Lawned Gardens | Paved Terrace



Situation

(Distances and times are approximate)

The property is located on an exclusive private road, on the edge of Ashdown Forest, and just a quarter of a mile from the centre of the Wealden market town of Crowborough.



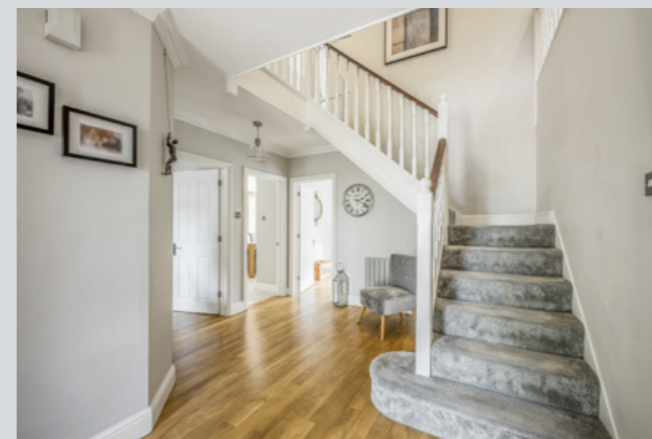
Crowborough has a very good selection of facilities including local shops, supermarkets (including Waitrose), restaurants, post office and leisure centre. Nearby Tunbridge Wells and Uckfield also offer a comprehensive range of amenities.



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.



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



Fairfield Lodge

Fairfield Lodge is a wonderful family home offering well-proportioned accommodation, beautifully presented throughout. The spacious entrance hall has a w.c. and cupboard and gives access to the reception rooms which include a useful study/home office with a window to the front. The fabulous triple aspect drawing room has a feature fireplace, an attractive bay window to the front and French doors leading out to the rear terrace and garden. A further set of double doors open into the dining room/family room.

The impressive kitchen/breakfast room is very well appointed and includes fitted oak wall and base cupboards with integrated appliances, a Range cooker and tiled flooring. Open plan, to one end of the room, there is space for a dining table and French doors opening out to the rear terrace and gardens creating the perfect space for entertaining. There is also a utility room off the kitchen with a door to the side, and a door into the double garage.

On the first floor, the generous principal bedroom has a window to the rear, fitted wardrobes and a beautifully appointed en suite shower room. The second bedroom also has fitted wardrobes and an en suite shower room.

There are three further bedrooms as well as a family bathroom.



Outside

The house is approached via a gated entrance over a block paved driveway providing off-street parking and leading to the house and double garage. The fenced front garden is laid to lawn with trees, shrubs and plants and has a pedestrian gate to the rear garden. To the rear, a paved terrace runs the width of the house, ideal for al fresco dining or entertaining.

The garden is laid to lawn and edged with mature trees, shrubs and fencing providing privacy. There is also an arbour with a seat and a garden shed.

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: G

EPC: C

Directions (TN6 1BJ): From Tunbridge Wells proceed south on the A26 (signposted Crowborough). At Crowborough Cross crossroads, proceed straight ahead. After xx of a mile, turn right onto Beacon Gardens. Continue on this road and, just after the right-hand bend, turn left into Shieling Road. Fairfield Lodge is the first house on the left-hand side.

What3Words:

www.what3words.com/adventure.greyhound.into

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

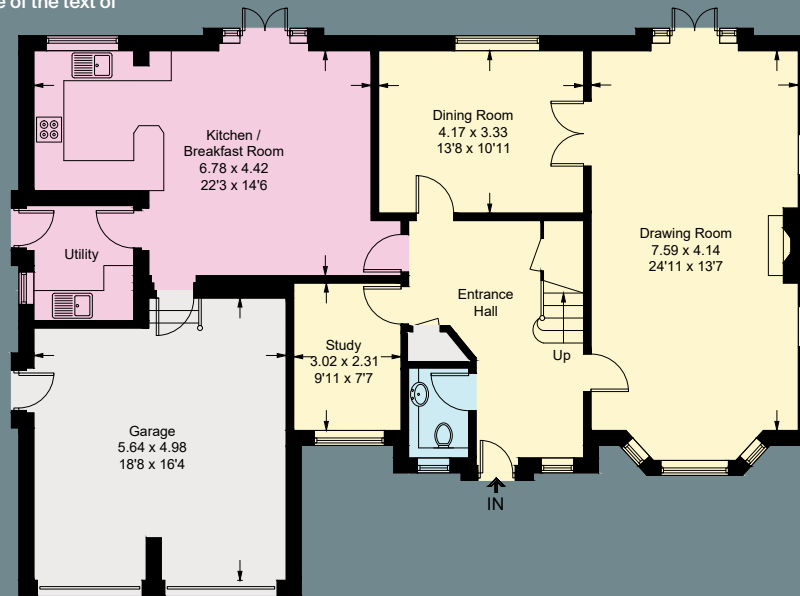
Approximate Gross Internal Floor Area

211.1 sq.m / 2272 sq.ft

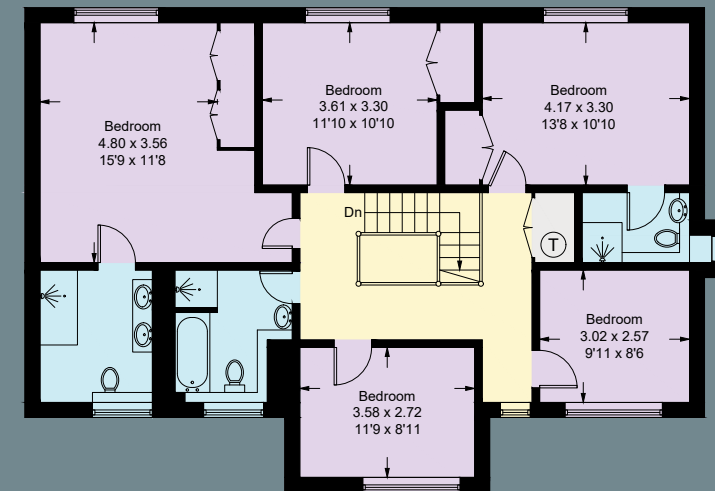
Garage = 27.4 sq.m / 295 sq.ft



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.



Ground Floor



First Floor

Knight Frank

47 High Street

Tunbridge Wells

TN1 1XL

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I 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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Particulars dated May 2025. Photographs and videos dated May 2025.

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