



SPRINGHEAD FARM

Crowborough, East Sussex, TN6 1HT



A CHARMING DETACHED COTTAGE SET IN A WONDERFUL SEMI-RURAL POSITION CLOSE TO AMENITIES AND ASHDOWN FOREST

Crowborough 1 mile. Crowborough station 2 miles (London Bridge from 69 minutes). Eridge station 4 miles (London Bridge from 63 minutes). Tunbridge Wells station 8 miles (London Bridge from 44 minutes). Gatwick airport 21 miles. Brighton 26 miles. London 43 miles. (All times and distances approximate)



Tenure: Freehold

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

Local Authority: Wealden District Council, Tel. 01892 653311

Council Tax: G

EPC: D

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SITUATION

The property is located in a wonderful semi-rural position on the edge of the Wealden market town of Crowborough and close to 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 schools 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.

THE PROPERTY

Springhead Farm is a wonderful unlisted detached family house, believed to date back 400 years with later additions. The characterful and beautifully presented accommodation includes, on the ground floor, a lovely country kitchen which is open plan to a spacious sitting/dining room. There is also a rear hall with a useful utility room. The triple aspect drawing room has an attractive fireplace with wood burner and French doors opening out to the terrace and gardens. An inner hall gives access to a games room and cloakroom. On the first floor, the principal bedroom benefits from an en suite shower room. There are three further bedrooms on this level as well as a family bathroom. On the second floor, there is a further spacious bedroom with eaves access.



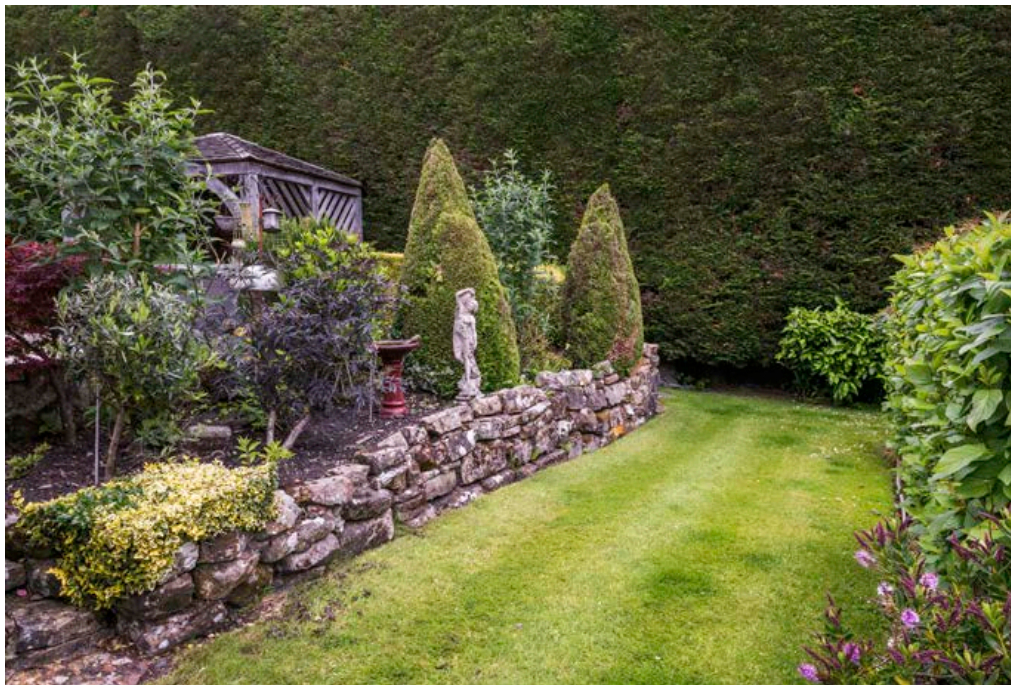
OUTSIDE

Outside, the property is approached over an initially shared driveway leading to a private driveway with a detached double garage as well as two open-bay double garages. The beautifully maintained gardens surrounding the house are laid to lawn and provide privacy with fenced/hedged borders. There is a wide variety of mature trees, plants and shrubs as well as a paved terrace, ideal for al fresco dining and entertaining. There is also a detached summer house (currently used as a gym).

DIRECTIONS

From Tunbridge Wells proceed south on the A26 (signposted Crowborough). At Crowborough Cross crossroads, proceed straight ahead. After 1 mile, turn left into South View Road. Continue on this road for 0.4 of a mile then turn right onto Harlequin Lane. The entrance to Springhead Farm will be found after 0.2 of a mile on the left-hand side.





Approximate Gross Internal Area = 210 sq m / 2256 sq ft
Garage / Summer House / Gym = 50 sq m / 537 sq ft
Total= 260 sq m / 2793 sq ft
(Excluding Carport & Outbuildings)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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