






Wellesley Close, Crowborough, East Sussex





# A BEAUTIFUL DETACHED HOME IN A SOUGHT-AFTER LOCATION

This wonderful family home offers well-proportioned and impeccably presented accommodation as well as landscaped gardens and a detached garage, tucked away in the heart of the Warren, close to amenities and on the edge of the stunning Ashdown Forest.

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Local Authority: Wealden District Council  
Council Tax band: G  
Tenure: Freehold

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

Crowborough High St 0.73 of a mile. Crowborough station 2.1 miles (London Bridge from 69 minutes). Tunbridge Wells 7.7 miles (London Bridge from 44 minutes).

Postcode: TN6 1QP [www.what3words.com/hoped.freshen.weary](http://www.what3words.com/hoped.freshen.weary)





## SOUGHT-AFTER LOCATION LESS THAN A MILE FROM AMENITIES

The property is located in a popular cul-de-sac, on the edge of Ashdown Forest and just three quarters of a mile from the centre of the Wealden market town of Crowborough which has a good selection of facilities with local shops, supermarkets (including Waitrose), restaurants, post office and leisure centre. Nearby Tunbridge Wells and Uckfield also offer a comprehensive range of amenities. Train stations can be found at Crowborough, Eridge and Tunbridge Wells offering a regular service to London. There is a good choice of schooling in the area, in both the state and private sectors, including Holmewood House Preparatory (Langton Green), Rose Hill, The Mead and The Skinners' School (Tunbridge Wells), Mayfield School (girls), Skippers Hill Manor Preparatory (Five Ashes), Bede's (Upper Dicker and Eastbourne), and Uplands Community College (Wadhurst). There are also grammar schools for girls and boys in Tunbridge Wells and Tonbridge.











## MODERN FAMILY SPACE AND DELIGHTFUL GARDENS

This wonderful detached home offers spacious and beautifully presented accommodation throughout with views from every window over the manicured gardens. The front door opens into a welcoming reception hallway with w.c. off. To one side, the double aspect family room has a modern wood burner in one corner as well as French doors opening out to the rear gardens. The well-appointed modern L-shaped kitchen/dining room has a range of fitted units with integrated appliances, Rangemaster oven and a breakfast bar. There is also a useful utility room off the kitchen. At the rear of the house is a fabulous double aspect sitting room with wooden flooring, a fireplace with wood burner and sliding doors opening out to the rear terrace and gardens. On the first floor, the fabulous principal bedroom suite which includes a double aspect bedroom, en suite shower room and a dressing area with fitted wardrobes. There are four further good sized bedrooms (one of which is currently used as a home office/study) as well as a family bathroom. The property is surrounded by delightful landscaped gardens which are divided into various sections with mature trees and shrubs providing privacy. Adjacent to the house, there is a detached double garage. To the rear of the house, a large paved terrace is ideal for al fresco dining. There is also a separate vegetable garden with raised beds.







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Approximate Gross Internal Area =  
House: 185.4 sq m / 1995 sq ft. Garage: 28.8 sq m / 310 sq ft.  
TOTAL: 214.2 sq m / 2305 sq ft.

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.



