



CLACKHAMS LANE
CROWBOROUGH - £1,150,000



Yew Tree House

Clackhams Lane

Crowborough, , TN6 3RN

**Entrance Hall - Sitting Room - Dining Room -
Kitchen/Diner/Family Room - Utility Room - Study - WC -
Master Bedroom With En Suite Bathroom - Guest
Bedroom With En Suite Shower Room - Three Further
Bedrooms - Family Bathroom - Substantial Rear Garden
Backing Onto Woodland - Ample Off Road Parking-
Oversized Single Garage**

A rare opportunity to acquire a recently built detached family home situated towards the fringes of Crowborough with good access to a mainline railway station. The house benefits from an excellent layout to exacting standards and attention to detail with features including underfloor heating to the ground floor, high quality veneered oak internal doors and a bespoke staircase with oak handrail. A welcoming entrance hall greets you and provides access into a study and dining room with aspect to the front of the property, downstairs wc and a sitting room with feature fireplace and direct access via bifold doors out to the rear garden. A particular feature of this property is the spacious open plan kitchen/diner/family room offering a kitchen island with bar stool seating giving plenty of space for informal dining, plus a useful utility room with access into the garage. To the first floor the light filled landing leads into the master bedroom with Juliet balcony to enjoy the beautiful views and an en suite bathroom, guest suite overlooking the rear garden with en suite shower room, three further bedrooms and a modern family bathroom. Externally the plot as a whole extends to 0.5 of an acre and to the front of the property is a large driveway providing ample parking with EV charging point and access to the oversized integral single garage. To the rear the large garden benefits from uninterrupted views across the meadow and woodland beyond with the garden set principally to lawn. We feel the the presentation and views alone are very special and further add to the quality and appeal of this property.





COVERED FRONT ENTRANCE:

Exterior lighting and front door into:

ENTRANCE HALL:

Entrance coir matting, porcelain tiled flooring, recessed LED spot lighting and an under stair cloaks cupboard.

DINING ROOM:

Space for dining table and chairs, telephone/tv points and window to front.

STUDY:

Telephone/tv points and window to front.

DOWNSTAIRS WC:

Twyfords suite comprising a floating low level wc, wash hand basin with mixer tap, cupboard beneath and wall mounted mirror, recessed LED spot light, extractor fan, tiled flooring, part tiled walling and obscured window to side.

SITTING ROOM:

Feature fireplace with brick surround, oak beam above and stone tiled hearth, tv/satellite/telephone points and bi-fold doors with direct access out to the rear garden.

KITCHEN/DINER/FAMILY ROOM:

A spacious, bright and airy room comprising a range of matching Crown Zeluso wall and floor cabinets including deep pan drawers with Quartz worktops and splashbacks over, inset one and half stainless steel sink bowls with mixer tap and drainer to side. Neff integrated appliances include twin hide/slide eye level ovens, induction hob with stainless steel extractor fan, dishwasher and full height fridge. Centre island with breakfast bar ideal for informal dining and Quartz worktops over with drawer and cupboard storage under, power points and Caple wine cooler, space for dining table and chairs, telephone/tv points, tiled flooring recessed LED spot lights, window to rear and bi-fold doors leading out to the rear garden.

UTILITY ROOM:

Continuation of the kitchen cabinets with quartz worktops over with inset stainless steel sink bowl with mixer tap and drainer, space for freestanding washing machine and tumble dryer, full height integrated Neff freezer, tiled flooring, recessed LED spot lighting, extractor fan and access into:

GARAGE:

Electric up/over garage door, power and light, wall mounted fuse box, Worcester gas boiler and obscured glazed door to rear garden.

GALLERIED FIRST FLOOR LANDING:

Attractive glass balustrade with oak handrail, loft hatch with access to attic, deep built-in cupboard housing with radiator, wall mounted water and heating controls, radiator, Honeywell heating controls, recessed LED spot lights, large window to front, two roof light windows and range of doors into:

MASTER BEDROOM:

Enjoying a beautiful aspect via a Juliet balcony over rear garden, meadow and woodland beyond, two radiators, recessed LED spot lighting, ample space for freestanding bedroom furniture and door into:

EN SUITE BATHROOM:

Twyfords bathroom suite with contemporary Grohe chrome fittings comprising an enclosed bath with mixer tap and handheld shower attachment, oversized fully tiled corner shower cubicle with showerhead and separate handheld attachment, floating low level wc, floating wash hand basin with mixer tap, storage cupboard beneath, wall mounted mirror above and shaver point to side, tall ladder style heated towel rail, recessed LED spot lighting, extractor fan, tiled flooring, part tiled walling and obscured window to side.

GUEST BEDROOM:

Radiator, window to rear and door into:

EN SUITE SHOWER ROOM:

Twyfords suite with contemporary Grohe chrome fittings comprising an enclosed fully tiled shower cubicle with showerhead, floating low level wc, floating wash hand basin with mixer tap and cupboard beneath, tiled shelf, splashback above and shaver point to side, tall ladder style heated towel rail, recessed LED spot lighting, extractor fan, tiled flooring and roof window.

BEDROOM:

Telephone/tv points, radiator and window to rear.

BEDROOM:

Radiator and window to front.



BEDROOM:

Telephone/tv point, radiator and window to front.

FAMILY BATHROOM:

Twyfords suite with contemporary Grohe chrome fittings comprise an enclosed bath with mixer tap and separate shower attachment, floating low level wc, floating wash hand basin with mixer tap, cupboard beneath, wall mounted mirror above and shaver point to side, enclosed fully tiled shower cubicle, tall ladder style heated towel rail, recessed LED spot lighting, extractor fan, tiled flooring, part tiled walling, obscured window to side and roof window.

OUTSIDE FRONT:

The development is accessed via a tarmac driveway leading to a private brick paved driveway with parking for multiple cars and EV charging point, exterior lighting, an expanse of lawn enclosed by post and rail fencing and timber gate provides access to the rear garden.

OUTSIDE REAR:

A particular feature of this property is the substantial garden with many advantages that include a large Indian sandstone paved patio incorporating two awnings and exterior lighting, ideally suited for outside entertaining. In addition to the side of the property is a large timber garden shed and exterior tap. The remainder of the garden is laid to a large expanse of lawn with central stone paved area and towards the rear of the garden a timber gate providing access to a beautiful meadow and stream.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.





House Approx. Gross Internal Area 2184 sq. ft / 202.9 sq. m
 Approx. Gross Internal Area (Incl. Garage) 2421 sq. ft / 225.0 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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