



BEECHES ROAD  
CROWBOROUGH – £610,000





# Little Barn

37 Beeches Road,  
Crowborough, East Sussex, TN6 2AJ

**Covered Entrance Porch - Entrance Hall - Sitting Room  
Dining Room - Downstairs Cloakroom - Kitchen/Breakfast  
Room - Utility Room - First Floor Landing - Main Bedroom  
With En Suite Shower Room - Three Further Bedrooms  
Family Bathroom - Single Garage & Off Road Parking  
Front & Rear Gardens**

A well appointed and spacious detached family home with the advantage of a single garage and off road parking. The accommodation comprises of an entrance hall with downstairs cloakroom, a good size sitting room leading into a dining room with direct access to the rear garden. The fitted kitchen complete with integrated eye level oven and hob provides access into a useful utility room. To the first floor is the main bedroom with built-in wardrobes and access into the en suite shower room, three further bedrooms all served by a family bathroom. Externally to the front is an area of garden and a driveway leading to a single garage. The rear garden benefits from a pleasant paved patio area ideal for garden table and chairs with the remainder of the garden being mostly laid to lawn and enjoying a westerly aspect.

Obscured double glazed uPVC porch doors opens into:

#### **COVERED PORCH:**

Tiled flooring and glass panelled entrance door through to:

#### **ENTRANCE HALL:**

Attractive parquet flooring, main thermostat, stairs to first floor, two understairs cupboard, radiator, inset spotlighting, radiator and thermostat.

#### **SITTING ROOM:**

A good size room comprising a feature fireplace with inset gas flame effect fire, wood mantle, stone surround and flagstone hearth, continuation of parquet flooring, radiator with thermostat, double glazed window to front and glass panelled double doors open into:

#### **DINING ROOM:**

A light and airy room with the continuation of parquet flooring, two radiators with thermostats, double glazed window overlooking the rear garden and sliding patio doors leading out to the garden.





**DOWNSTAIRS CLOARKOOM:**

Dual flush low level wc, wash hand basin, chrome heated towel rail, tiled flooring and obscured double glazed window to side.

**KITCHEN/BREAKFAST ROOM:**

Range of wall and base units with under unit lighting, worktops and tiled splashbacks over, inset 4-ring gas hob with extractor fan over and tiled splashbacks, eye level double oven with pan drawer beneath, breakfast bar with space for bar stool seating, dishwasher, inset spotlighting, radiator with thermostat, tiled flooring and double glazed window to front.

**UTILITY ROOM:**

Range of base units, space for washing machine, space for fridge/freezer, radiator, wall mounted Worcester Bosch boiler with heating controls, obscured double glazed uPVC door to side.

**FIRST FLOOR LANDING:**

A galleried landing with double glazed window to front, access via dropdown ladder to loft being boarded with light, airing cupboard with hot water tank with shelving, immersion heater and doors to:

**MAIN BEDROOM:**

A spacious bedroom with two double glazed windows to rear, two large floor to ceiling wardrobes providing hanging rail and further storage and door into:

**EN SUITE SHOWER ROOM:**

Tiled cubicle with integrated pump assisted shower, low level dual flush wc, vanity wash hand basin with storage beneath, corner unit and cabinet with LED lighting, sensor, shaver and demister, chrome heated towel rail, inset LED lighting, tiled flooring and obscured double glazed window to side.

**BEDROOM;**

Floor to ceiling cupboard with hanging rail, ceiling fan with light, radiator with thermostat and double glazed window to rear overlooking the garden.

**BEDROOM:**

Carpet as fitted, radiator with thermostat and double glazed window to front with views towards Rotherfield.

**BEDROOM:**

Part mirrored wardrobe cupboard with coats hanging area, integrated shelving unit, carpet as fitted, radiator and double glazed window to front with views.

**FAMILY BATHROOM:**

Panelled bath with integrated shower over, glass shower screen and tiled surround, pedestal wash hand basin, low level wc, radiator with thermostat, tiled flooring, extractor fan and obscured double glazed window to side.





### OUTSIDE FRONT:

Tarmacadam drive providing off road parking for several vehicles leads to a single garage with security light and metal up/over door with power and lighting and housing the wall mounted gas meter and smart electricity meter. The remainder of the garden is principally laid to lawn with attractive planting and enclosed by a large laurel hedge and side access via a timber gate.

### OUTSIDE REAR:

Enjoying a westerly aspect and a great deal of privacy the garden benefits from external flood lights and a pleasant patio area ideal for garden table and chairs and a raised large ornamental pond with rockery and waterfall. The garden is predominantly laid to lawn along with an abundance of established planting to include a Fatsia and a selection of palms and banana plants. In addition are two timber sheds, external tap and an arbour leading through to a further area of garden laid to lawn with compost area and all enclosed by fence boundaries.

### SITUATION:

Crowborough town itself provides an excellent range of shopping facilities including a post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge in approximately one hour and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh, is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside.

**TENURE:** Freehold

**COUNCIL TAX BAND:** E

**VIEWING:** By appointment with Wood & Pilcher Crowborough 01892 666566.

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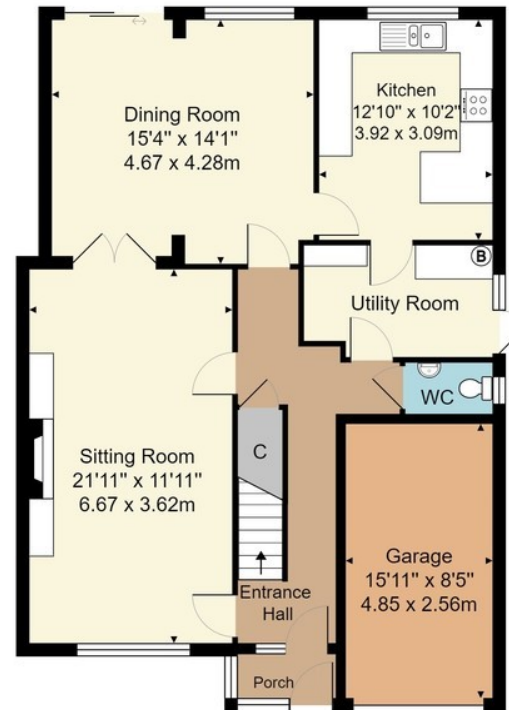
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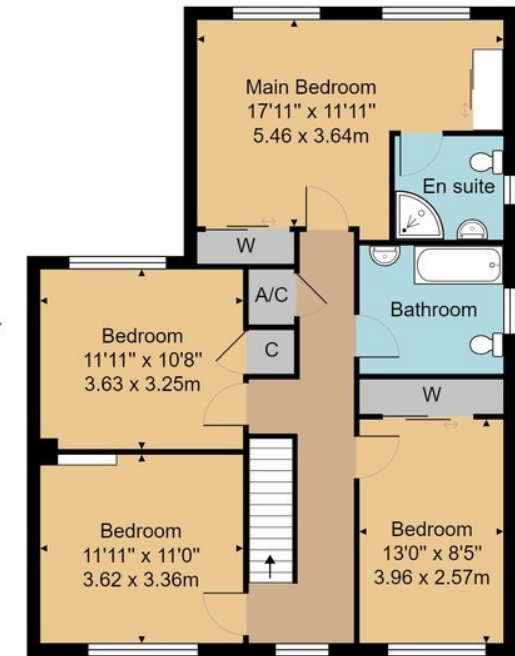
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1873 ft<sup>2</sup> ... 174.0 m<sup>2</sup>  
(Includes. Garage)

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.