

REAR VIEW

FIELDEN ROAD

CROWBOROUGH - £1,300,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

# Hunters Lodge

Fielden Road, Crowborough, TN6 1TR

**Entrance Porch - Entrance Hall - WC - Sitting Room - Dining Room - Study - Family Room - Library – Kitchen/Breakfast Room - Inner Hallway - Additional WC - Utility Room - First Floor Landing - Five Bedrooms - Two Bathrooms  
Double Garage - Driveway  
Extensive Gardens & Grounds**

Rarely available to the market and located in the well respected Crowborough Warren is this impressive 1920s Connors built family home set within a plot size in excess of 1.75 acres. The well thought out accommodation comprises a welcoming entrance hall, numerous reception rooms, kitchen, breakfast room and direct garden access from both the family and sitting rooms. On each side of the property, stairs rise to the first floor, revealing five double bedrooms some with plumbing facilities and two bathrooms.

The extensive gardens and grounds are impressive with uninterrupted south westerly facing views across woodland to rear. To protect the view from the rear garden our vendor has purchased some woodland. There is also an area of communal woodland (approx. eleven acres) bought by a number of the homeowners in Fielden Road. The garden also features a heart shaped pool ready for revival, a greenhouse and brick built shed with electrics. Located to the front of the property is an area for parking, a double garage and an elegant water fountain.

A quick glance at the attached photos and floorplan provides a good understanding of the property's style and layout.

## **ENTRANCE PORCH:**

Quarry tiled flooring and original door opens into:

## **ENTRANCE HALL:**

Storage cupboard with lighting and coats hanging area, oak and glass panelled walling, wall lighting with fitted carpet with original oak flooring beneath and oak staircase to first floor.





**WC:**

Low level wc, wash hand basin with mixer tap, tiled flooring, part tiled walling and window to side.

**SITTING ROOM:**

A beautifully bright room that features an original fireplace with brick hearth/cheeks and wooden mantel, original oak flooring, curved ceiling, archway to seating area, two radiators, windows to side and rear and French doors open out to a paved sun terrace to rear.

**DINING ROOM:**

A grand room to include a working fire with brick hearth/cheeks and wooden mantel, panelled walling, curved ceiling, original oak flooring, radiator and window to rear with fitted blind.

**STUDY:**

Fitted carpet, radiator and window to front.

**FAMILY ROOM:**

Wood effect laminate flooring, wall lighting, recently installed boiler housed behind chimney breast, area of floating shelving, radiator and French doors opening out to a patio and garden beyond.

**LIBRARY:**

Corner cabinet housing electric meter and consumer unit, wood effect laminate flooring, radiator, wall lighting and two windows to front with fitted blinds.

**KITCHEN:**

Kitchen Area: Recently renovated and comprising a range of high and low level units with roll top work surfaces incorporating a one and half bowl sink with mixer tap. Appliances include a high level fan assisted oven with grill above, 4-ring induction hob with extractor fan and space for a dishwasher and tall fridge/freezer. Tiled flooring, recessed LED spotlights and two windows overlooking the rear garden.

**BREAKFAST ROOM:**

Good size pantry cupboard with open shelving, tiled flooring, two radiators, two windows to side and rear with fitted blinds and secondary staircase to first floor.

**INNER HALLWAY:**

Additional entrance, tiled flooring and cloak cupboard with hanging rail and shelving.

**WC:**

Low level wc, sink with mixer tap and mirror above, extractor fan, tiled flooring and part tiled walling.

**UTILITY ROOM:**

High and low level units, traditional style Butler sink with taps, space for a freezer, washing machine and dryer, radiator, laminate flooring, window and door to side.

**FIRST FLOOR LANDING:**

Large hatch with ladder to fully boarded loft, walk-in airing cupboard with slatted wooden shelving and hot water tank, fitted carpet, radiator, smoke alarm, wall lighting, two windows to front and stairs leading back down to the breakfast room.

**MAIN BEDROOM:**

Currently being used as an office featuring a tiled fireplace with wooden mantel, curved ceiling, fitted carpet, two radiators and enjoying a dual aspect with windows to side and rear both with fitted blinds.

**BEDROOM:**

Triple fitted wardrobe with hanging rail and shelving, two further fitted wardrobes with drawer storage and vanity unit, fitted carpet, radiator and window to rear with fitted blind.

**BEDROOM:**

Two fitted wardrobes, one incorporating a sink, light and open shelving, wall lighting, fitted carpet, radiator and window with blind overlooking the garden.

**BEDROOM:**

Vanity unit with shelving incorporates a corner sink with mixer tap, shaver point and light above, fitted carpet, curved ceiling, radiator and window with blind to rear.

**BEDROOM:**

Wardrobe cupboard with hanging rail, corner sink, fitted carpet, radiator and two windows to side and rear.

**FAMILY BATHROOM:**

Tile panelled bath with mixer tap and handheld shower attachment, fully tiled corner shower cubicle with wall mounted shower attachment, low level wc, vanity unit with drawer storage and open shelving, oval sink with mixer tap and mirror above, tile effect laminate flooring, wall mounted chrome heated towel rail, fully tiled walling, recessed spot lighting and two obscured windows to front with fitted blinds.

**SECOND BATHROOM:**

Panelled bath with mixer tap and shower over with glass shower screen, low level wc, bidet, vanity unit with drawer storage, sink with mixer tap and oval mirror above, radiator, vinyl tile effect flooring, part tiled walling and window to front.

**OUTSIDE:**

Black wrought iron gates open to a sweeping driveway leading to a gravelled parking area and a double garage. Accessed via an up/over door the garage consists of concrete flooring, vaulted and part boarded ceiling, electric strip lighting, a area of shelving and a water tap.



The front area of garden is approximately quarter of an acre with Sussex stone raised flower bed borders, an area principally laid to lawn and an attractive circular fountain. The garden has been thoughtfully planted with an array of established rose bushes and rhododendrons along with a half moon brick seating area. To the side of the property is a further expanse of lawn which leads to the rear garden.

To the rear of the property and backing onto woodland is a beautiful southwest facing, secluded garden to include a large, paved sun terrace with exterior lighting and an extensive area of lawn complimented by a vast selection of planting to include Azaleas, Rhododendrons, and various fruit trees. In addition is a heart shaped pool which would need attention and three wooden sheds.

**SITUATION:**

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666





House Approx. Gross Internal Area  
3351 sq. ft / 311.3 sq. m

Approx. Gross Internal Area  
(Incl. Garage & Garden Shed)  
3777 sq. ft / 350.9 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.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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