



BEECHES FARM, CROWBOROUGH HILL  
CROWBOROUGH - £1,400,000



# Beeches Farm

Crowborough Hill, Crowborough, TN6 2HH

**Main Entrance Porch - Entrance Hall - Inner Hallway  
Games Room - Sitting Room - Kitchen/Diner - Dining Room  
Utility Room - Rear Lobby - Boot Room - Downstairs  
Cloakroom - Master Bedroom with En Suite Bathroom  
Guest Bedroom with En Suite Bathroom - Five Further  
Bedrooms - Family Bathroom - Landscaped Wraparound  
Gardens - Outdoor Heated Swimming Pool - Separate  
Studio - Detached Triple Garage - Gravelled Driveway**

A substantial and imposing Georgian detached seven bedroom family home offering well proportioned accommodation set over four floors. Advantages include an abundance of period features to include original sash windows, exposed wooden flooring, high skirting boards, dado rails, high ceilings with ornate cornicing and beautiful marble fireplaces. The accommodation comprises of three reception rooms, seven bedrooms and three bathrooms so the new owner will never be short of space. Externally is a brick-built studio with its own bathroom and has multiple uses. The plot in total measures just over half an acre with manicured gardens, triple garage and a heated outdoor swimming pool. The location of the property is ideal with the main town centre mainline railway station both nearby. This is a rare chance to own this much loved wonderful home.

Solid wood double doors open into:

## **MAIN ENTRANCE PORCH:**

Coir matting and solid wooden door with glazed inserts affords access into:

## **ENTRANCE HALL:**

Cast iron radiator, wall mounted thermostat control, solid wood door leading into:

## **INNER HALLWAY:**

Electric gate telephone system and tiled flooring.





UNFUCKINREAL



**GAMES/CINEMA ROOM:**

Accessed via the inner hallway solid stone steps and hand rail leads down to a generous room which comprises of built in shelving unit ideal as a wine rack, built in cupboard, good size store room, power points, telephone/tv points and two double glazed windows.

**SITTING ROOM:**

Two open fireplaces (only one in use) with marble surrounds, mantels along with granite hearths, attractive high ceilings, cast iron radiators, tv point and five original sash windows, two with discreetly hidden original shutters.

**KITCHEN:**

Range of matching wall and base units with solid wood work surfaces, tiled splashback and under unit lighting, inset Butler sink with mixer tap, original Aga space with flu now updated with a six burner range cooker, integrated appliances include a full height fridge, separate full height freezer and a dishwasher, large centre island with solid wood work surface and drawers beneath with space for bar stools and tiled flooring.

**DINING ROOM:**

Ample space for large dining table and chairs, cast iron radiators, telephone point and two sash windows with discreet original shutters.

**UTILITY ROOM:**

Space and plumbing for washing machine and tumble dryer, built in stainless steel worktop and shelf above, two modern Worcester gas boilers, wall mounted water and heating controls, extractor fan, original quarry tiled flooring, glazed windows to side, walk in Pantry with obscured glazed window to side along with a range of shelving.

**REAR LOBBY:**

Quarry tiled flooring and solid wooden door leads to a covered rear access with exterior light.

**BOOT ROOM:**

Large butler sink with chrome mixer tap, large safe, coats hanging area, cast iron radiator, part tiled walling, quarry tiled flooring, sash window to side and solid wood door into:

**DOWNSTAIRS CLOAKROOM:**

Low level wc, quarry tiled flooring, part tiled walling and obscured glazed sash window.

**FIRST FLOOR LANDING:**

Cast iron radiator, recessed LED spotlighting and large sash window to side.

**MASTER BEDROOM:**

Attractive feature panelled ceiling, fireplace (currently not in use) with marble surround and wooden mantel, cast iron radiator, telephone point, two sash windows to side and rear with distant views and door into:

**EN SUITE BATHROOM:**

Freestanding roll top bath with shower attachment, fully tiled corner shower cubicle with overhead showerhead and separate handheld attachment, high level wc, pedestal wash hand basin, tiled flooring, part

tiled walling, cast iron radiator, recessed LED spot lights and sash window to side with far reaching views.

**BEDROOM:**

Attractive panelled ceiling, feature open fireplace (currently not in use) with marble surround and wooden mantel, cast iron radiator, telephone point, sash window to side and door into:

**EN SUITE BATHROOM:**

Freestanding roll top bath with shower attachment, low level wc, pedestal wash hand basin, wall lighting, cast iron radiator, cupboard with slatted shelving and glazed windows to front and side with frosted glass inserts.

**BEDROOM:**

Attractive panelled ceiling, fireplace (currently not in use) with marble hearth and wooden mantel, built in shelving unit and sash windows to side and front.

**BEDROOM:**

Currently used as a large walk in dressing room with feature panelled ceiling, cast iron radiator and sash windows to front.

**BEDROOM:**

Fireplace (currently not in use) with marble surround, hearth and wooden mantel, feature panelled ceiling, cast iron radiator and two sash windows to rear.

**FAMILY BATHROOM:**

Freestanding roll top bath with shower attachment, tiled circular shower cubicle with overhead rainfall showerhead, low level wc, circular wash hand basin with chrome mixer tap set into a vanity unit with storage cupboard beneath, electric wall mounted heated towel rail, shaver point, recessed LED spotlights, extractor fan, cast iron radiator, fully tiled flooring, part tiled walling, sash window to rear and glazed window to side.

**SECOND FLOOR LANDING:**

Access to a walk-in loft space with light and wooden doors into:

**BEDROOM:**

Cast iron radiator and sash window to side.

**BEDROOM/STUDY:**

Solid wood flooring and sash window to side.

**OUTSIDE:**

The property is accessed via electric cast iron gates and enjoys an attractive front walled garden with gravel driveway providing off road parking for several vehicles. In addition are three deceptively spacious pitched roof garages all with power and lighting and currently incorporates a gym and workshop areas.

Furthermore are two outbuildings with power connected for additional storage and a large store room.

The pool area is a particular feature with heated newly lined swimming pool, steps at one end and a sandstone terrace surround, with power connection around pool.



A large expanse of lawn abuts the pool together with an array of flower borders and established planting. A tiled pathway meanders around the property to the main entrance with exterior lighting, a raised garden pond with central water feature and further shingled seating areas along with a summerhouse and compost area.

Set away from the property and day to day living and a particular feature of this property is the separate studio comprising a bedroom area, kitchen area, bathroom and its own area of garden.

**SITUATION:**

Crowborough town itself provides an excellent range of shopping facilities including a bank, 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. 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 grammar schools and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of Brighton and Eastbourne are situated approximately one hour's drive away and Gatwick Airport can be reached in approximately 45 minutes by car.

**COUNCIL TAX BAND:**

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**TENURE:**

Freehold

**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666

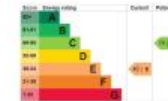




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**Approx. Gross Internal Area:**

- House 3463 sq. ft / 321.7 sq. m
- Garage 1211 sq. ft / 112.5 sq. m
- Studio 362 sq. ft / 33.6 sq. m
- Total 5036 sq. ft / 467.8 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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