

AVIEMORE, AVIEMORE ROAD
CROWBOROUGH - £1,175,000



Aviemore

Aviemore Road, Crowborough
East Sussex, TN6 1QU

**Porch - Entrance Hall - WC - Dining Room - Sitting Room
Kitchen/Breakfast Family Room - Utility Room - Five
Bedrooms - Two En Suites - Family Bathroom - Double
Garage - Off Road Parking - Large Rear Garden & Patio
Outstanding Far Reaching Views**

Aviemore was originally constructed in 2007 and consists of a detached five bedroom, very well presented property within walking distance of Crowborough town centre. The property resides in the favoured "Warren Area" of Crowborough and has extensive views from the rear of the property over towards the North Downs. Further advantages include a kitchen with high end appliances, a utility area, two reception rooms, two en suites and an integral double garage with EV point for future proofing. The property is approached via timber electric gates which provide access to a good size driveway. In addition are the benefits of under floor heating, solar panels to enhance the energy efficiency and the peace and tranquillity of the Warren location makes this much loved home highly desirable.

Timber front door into:

OAK ENTRANCE PORCH:

Flagstone hearth, light and uPVC double glazed door opens into:

ENTRANCE HALL:

Tiled flooring, wall mounted alarm and stairs to first floor.

WC:

Dual flush low level wc, vanity wash hand basin with storage under, chrome heated towel rail, tiled flooring, radiator, inset spotlighting and an obscured double glazed window to front.





SITTING ROOM:

Feature fireplace incorporating a wood burner with granite surrounds and hearth, built-in surround sound system, tv points, carpet as fitted, two radiators, LED lighting, two double glazed windows to side and double glazed French doors opening out to a rear patio.

KITCHEN/BREAKFAST/FAMILY ROOM:

Panelled double doors open into a spacious room comprising a dining/family area with plenty of room for dining furniture and sofa seating, tiled flooring, radiator, four windows to rear and double glazed French doors opening out to a patio. The kitchen area features a range of wall and base units, pan drawers, granite worktops and upstands and twin Blanco sinks with mixer taps. Neff appliances include an induction hob with wi-fi and extractor fan over, eye level oven with built-in coffee machine and microwave, integrated dishwasher, Samsung American style fridge/freezer and a wine fridge. Continuation of tiled flooring, double glazed window to rear and door into:

UTILITY ROOM:

Range of wall and base units with stainless steel sink and mixer tap, space for washing machine and further fridges, radiator, tiled flooring and uPVC glass panelled door opening into:

INTEGRATED DOUBLE GARAGE:

EV point, solar point, consumer units, resin floor, Worcester Bosch gas boiler, further area of wall units, door to side and access via electric up/over double door.

GALLERIED FIRST FLOOR LANDING:

Cupboard housing Megaflo hot water tank with additional shelving, radiator, carpet as fitted and large double glazed window to front.

BEDROOM:

Built-in wardrobe cupboards, wall mounted alarm system with panic button, radiator, carpet as fitted, two double glazed windows to rear, Juliet balcony with double glazed French doors and door into:

EN SUITE BATHROOM:

Panelled bath with side taps and shower attachment over, tiled double shower cubicle with integrated shower, vanity wash hand basin with storage under, mirrored wall, chrome heated towel rail, radiator, tiled flooring, inset LED lighting, extractor fan and obscured double glazed window to side.

BEDROOM:

Wardrobe cupboard, two radiators, carpet as fitted, LED spotlighting, two double glazed windows to rear, Juliet balcony with double glazed French doors to rear and door into:

EN SUITE SHOWER ROOM:

Tiled shower cubicle, dual flush low level wc, vanity wash hand basin with storage under, mirrored wall, chrome heated towel rail, tiled flooring, radiator and obscured double glazed window to side.

BEDROOM:

Built-in wardrobe cupboards, radiator, carpet as fitted, inset spotlighting and double glazed window to front.

BEDROOM:

Radiator, carpet as fitted, inset spotlighting and double glazed window to front.

BEDROOM:

Currently being used as a study and comprising a wardrobe cupboard, integrated CCTV system. inset LED lighting, radiator, carpet as fitted and a double glazed window to rear enjoying views towards the North Downs.

FAMILY BATHROOM:

Panelled bath with side taps and shower attachment, tiled double shower cubicle with integrated shower, dual flush low level wc, vanity wash hand basin with storage under, mirrored wall, chrome heated towel rail, radiator, tiled flooring and obscured double glazed window to side.

OUTSIDE FRONT:

Electrically operated timber gates opens to a brick block driveway providing an area for off road parking, access to double garage, sensor lighting and access either side of the property via timber gates to the rear.

OUTSIDE REAR:

Benefiting from outstanding views from a large enclosed Indian sandstone patio with gates and steps leading down to large expanse of lawn surrounded by hedge borders.



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 in approximately one hour 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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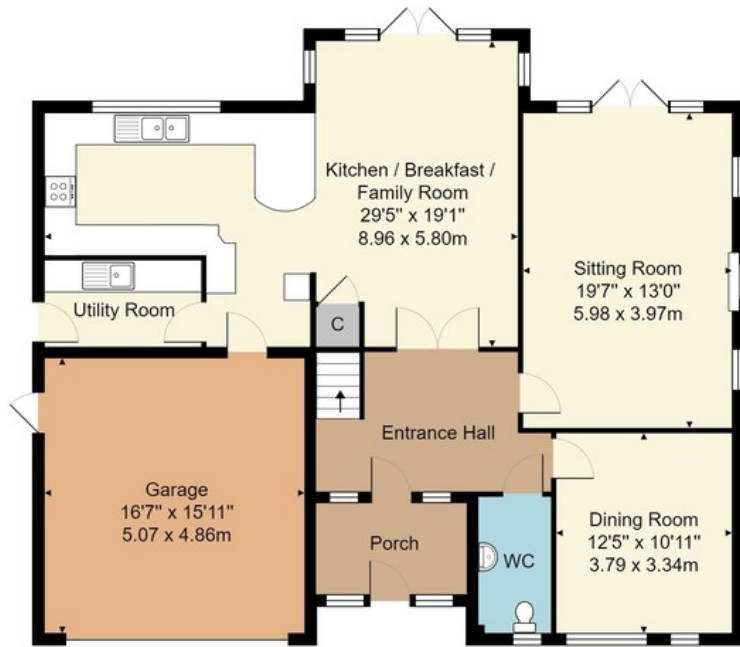
VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

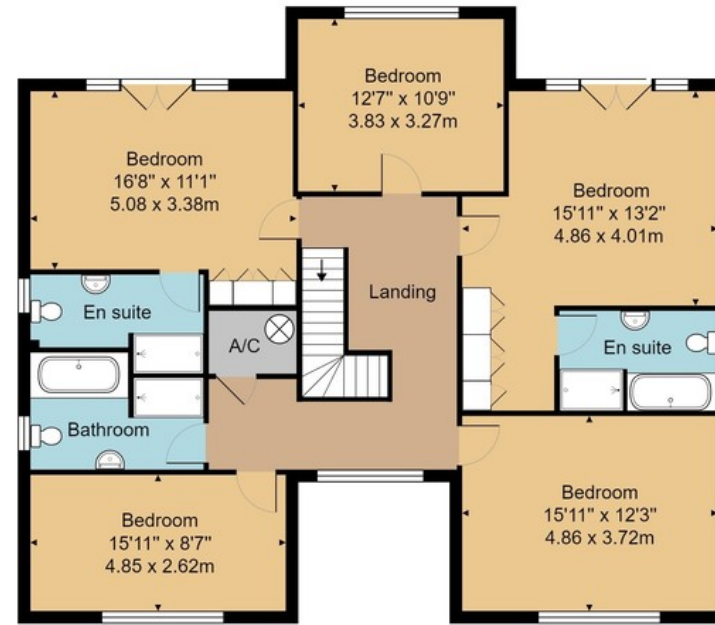
AGENTS NOTES:

Waste water is pumped to the main sewer via pumping station.





Ground Floor



First Floor



Approx. Gross Internal Area 2767 ft² ... 257.0 m²

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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