



MAGNOLIA HOUSE
CROWBOROUGH - ASKING PRICE OF £1,295,000



Magnolia House

Eridge Road, Steel Cross,
Crowborough, TN6 2XA

**Entrance Hall - WC - Study - Sitting Room - Kitchen/Diner
Utility Room - Galleried First Floor Landing - Main
Bedroom With Dressing Room & En Suite Bathroom
Guest Bedroom With En Suite Shower Room - Two
Further Double Bedrooms - Family Bathroom - Generous
Landscaped Front & Rear Gardens - Detached Double
Garage - Off Road Parking - 10 Year Advantage Warranty**

A newly built bespoke designer home to include high quality fittings and equipped to an extremely high standard. This detached four bedroom family home set on the perimeter of Crowborough town enjoys rural aspect views across towards the North Downs. Prestige Homes of Sussex is a well respected local development firm which prides itself on producing homes of distinction and high quality. This is a fine example of an individually styled home with all the creature comforts one would expect from this particular builder.

COVERED ENTRANCE PORCH:

Exterior LED downlighting and composite front door opening into:

SPACIOUS ENTRANCE HALL:

Security alarm control panel, bespoke oak staircase to first floor, tiled flooring with underfloor heating and under stairs cloaks cupboard.

DOWNSTAIRS CLOAKROOM:

Dual flush low level wc, vanity wash hand basin with storage under, tiled flooring with underfloor heating, extractor fan and LED downlighting.





STUDY:

Fitted carpet, ethernet points, LED downlighting and window to front with fitted blind.

SITTING ROOM:

An exceptional room benefiting from beautiful countryside views and measuring approximately 34ft in length. Features include a wood burning stove with limestone surround and granite hearth, fitted carpet with underfloor heating, tv/ethernet points, LED downlighting, window to front and two windows to side, all with fitted blinds and bifold doors opening directly out to a rear patio and garden beyond.

KITCHEN/DINER:

Kitchen Area:

Range of bespoke fitted wall, base and drawer units by Burnhill Kitchens with under unit/plinth lighting and quartz worktops incorporating a twin Butler sink with Quooker mixer tap. Appliances include two Neff eye level ovens, ceramic induction hob with extractor fan over and granite backplate, fitted Fisher & Paykel American style fridge/freezer and an integrated Neff dishwasher. In addition is a centre island with pelmet and plinth lighting, space for bar stool seating, continuation of quartz worktops with pan drawers and wine fridge under. Tiled flooring with underfloor heating, LED downlighting and window to rear.

Dining Area:

Ample space for dining furniture, tv point, tiled flooring with underfloor heating, LED downlighting and bifold doors opening to a rear patio and garden beyond.

UTILITY ROOM:

Matching range of wall and base units with quartz worktops over and inset sink with swan mixer tap, Neff washing machine and tumble dryer, tiled flooring with underfloor heating, LED downlighting and glass panelled stable door with side access.

FIRST FLOOR LANDING:

A galleried landing with oak balustrades, two large cupboards, one housing hot water tank, fitted carpet, column radiator and four small windows to front.

MAIN BEDROOM:

Panic alarm control panel, fitted carpet, column radiator, ethernet/tv points, window to rear with lovely countryside views and doors to:

DRESSING ROOM:

Extensive floor to ceiling fitted wardrobes, mirrored wall, fitted carpet and LED downlighting.

EN SUITE BATHROOM:

Slipper bath with side taps and separate shower attachment, fully tiled walk-in cubicle with rainfall showerhead and separate shower attachment, dual flush low level wc, vanity wash hand basin with storage under, chrome heated towel rail, mirrored wall cabinet, part tiled surrounds, vinyl flooring, sensor LED downlighting and window to rear with fitted blind.

GUEST BEDROOM:

Fitted carpet, column radiator, LED downlighting, window to front and door into:

EN SUITE SHOWER ROOM:

Large fully tiled walk-in shower cubicle with separate shower attachment, dual flush low level wc, vanity wash hand basin with storage under, mirrored wall cabinet, chrome heated towel rail, sensor LED downlighting and window to side with fitted blind.

BEDROOM:

Wardrobe cupboard with hanging, shelving and drawer storage, fitted carpet, column radiator, ethernet point, loft access via dropdown wooden ladder and window to rear with countryside views.

BEDROOM:

Fitted carpet, column radiator, LED downlighting, ethernet point and window to front.

FAMILY BATHROOM:

Large slipper bath with side taps and separate shower attachment, fully tiled walk-in cubicle with rainfall showerhead and separate shower attachment, dual flush low level wc, vanity wash hand basin, mirrored wall cabinet, chrome heated towel rail, LED sensor downlighting and obscured window to side with fitted blind.

OUTSIDE FRONT:

Hardwood gates lead to a large brick block driveway providing ample off road parking with exterior lighting and access to a detached double garage with automatic doors. The remainder of the garden is laid to lawn with areas of planting and enclosed by post/rail fencing.

OUTSIDE REAR:

Commanding pleasant countryside views the garden benefits from a large Indian sandstone patio with exterior lighting, ideal for outside seating and entertaining. The remainder of the garden is laid to lawn and enclosed by post/rail fencing.



SITUATION:

Located to the north of Crowborough the area is well located with mainline railway stations at both Eridge & Jarvis Brook providing service of trains to London. In addition the area provides beautiful walks ideal for dog walking, Bowles Outdoor Activity Centre which includes climbing and a dry ski slope, local public house and a golf course. Crowborough town centre to the south is about 1.5 miles away and provides a wide range of supermarkets, doctors, dentists, a good range of schooling for all ages as well as a leisure centre. Located to the west of Crowborough is Ashdown Forest which is a great place for walking and enjoying spectacular views over the Sussex countryside. The spa town of Royal Tunbridge Wells is approximately six miles to the north where you will find the mainline railway station and an excellent mix of retailers & eateries spread through the Pantiles, The Old High Street and Victoria Place Shopping Mall.

TENURE:

Freehold

COUNCIL TAX BAND:

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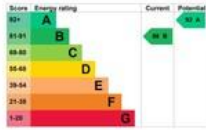
AGENTS NOTE:

This property has private drainage.

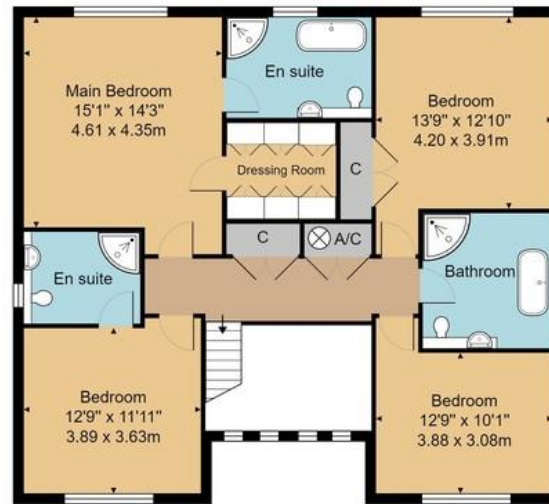
VIEWING:

By appointment via Wood & Pilcher Crowborough 01892 665666

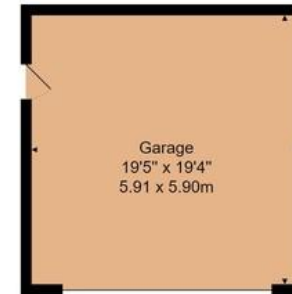




Ground Floor



First Floor



House Approx. Gross Internal Area 2500 sq. ft / 232.2 sq. m
 Garage Approx. Internal Area 376 sq. ft / 34.9 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

Beacon Road, Crowborough,
 East Sussex, TN6 1AL
Tel: 01892 665666

Email: crowborough@woodandpilcher.co.uk

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