



WEST VIEW, FIELDEN ROAD  
CROWBOROUGH - £1,200,000



# West View

Fielden Road, Crowborough, TN6 1TR

**Entrance Porch - Entrance Hall - Study - Kitchen - Utility Room - Sitting Room - Vaulted Family Room - Main Bedroom With Dressing Room - Four Further Bedrooms  
Two En Suite Shower Rooms - Family Bathroom  
Garage - Store Room - Off Road Parking  
Attractive Front & Rear Gardens**

Set within an impressive plot in the sought after Warren Area of Crowborough is this spacious detached bungalow with extremely good size and adaptable accommodation. The reception areas comprise a bright and airy sitting room, vaulted family room, office, kitchen with a breakfast area and a utility room. There are five bedrooms, two enjoying en suite facilities and a spacious and modern family bathroom. Externally to the front is a driveway offering a considerable area for off road parking along with access to a garage and attached storeroom. The gardens to both front and rear are of a generous size both enjoying patio areas and good expanses of lawn.

## **ENTRANCE PORCH:**

Window and glass panelled door into:

## **ENTRANCE HALL:**

Cupboard with sensor lighting, wood flooring, radiator and two sets of doors to rear patio and study.

## **STUDY:**

Radiator, carpet as fitted and window to front.





**KITCHEN:**

Range of fitted wall and base units with granite worktops and upstands over incorporating a one and half bowl stainless steel sink with swan mixer tap. Appliances include a Rangemaster 5-ring gas hob oven with extractor fan over, an integrated fridge/freezer and integrated dishwasher. In addition is a centre island with wooden worktop, pendant lighting above and wine storage with further storage below, further unit with granite worktop/upstand with integrated wine fridge. Radiator, downlighters, travertine tiled flooring and windows to side and rear.

**SITTING ROOM:**

Feature fireplace with wood burning stove, granite hearth and wooden mantel, two radiators, carpet as fitted and windows to front and side.

**VAULTED FAMILY ROOM:**

Wood flooring, four radiators, windows to rears and doors opening out to a front patio area.

**UTILITY ROOM:**

Range of base units with stainless steel sink and space for a washing machine and tumble dryer, gas boiler, tiled flooring and door to rear patio.

**MAIN BEDROOM:**

Fitted carpet, radiator, large window to rear and door into:

**DRESSING ROOM:**

Walk-in wardrobe area with ample hanging rail, shelving, window to side and door into:

**EN SUITE SHOWER ROOM:**

Walk-in open shower enclosure with rainfall showerhead and tiled surrounds, dual flush low level wc, pedestal wash hand basin, radiator, tiled flooring and window to rear.

**BEDROOM:**

Radiator, carpet as fitted, window to rear and door into:

**EN SUITE SHOWER ROOM:**

Enclosed tiled cubicle with rainfall showerhead and separate handheld attachment, dual flush low level wc, vanity wash hand basin with storage under, extractor fan and tiled flooring.

**BEDROOM:**

Fitted wardrobes with hanging rail and drawer storage, radiator, carpet as fitted and window to front.

**BEDROOM:**

Radiator, carpet as fitted and window to side.

**BEDROOM:**

Radiator, carpet as fitted and window to front.

**FAMILY BATHROOM:**

Tiled shower enclosure with rainfall showerhead and separate shower attachment, slipper style bath with side taps and additional shower attachment, dual flush low level wc, vanity wash hand basin with mixer tap and storage under, two black heated towel rails, inset spotlighting, tiled flooring with underfloor heating and obscured windows to rear.

**OUTSIDE FRONT:**

A five bar gate opens to a tarmac driveway with a generous parking area and access to a garage with electric up/over door, electric strip lighting and access to a rear store room. The area of garden benefits from an expanse of lawn, a children's bark chip play area, a decked area and a large patio with seating adjacent to the front of the property.

**OUTSIDE REAR:**

Adjacent to the property is a large sandstone patio ideal for outside seating and entertaining whilst the remainder of the garden is principally laid to lawn with various established trees and planting. Use of a timber shed, timber wood store and a chicken coup.

**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 66566

**AGENTS NOTE:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Heating

**AGENT NOTE:**

The vendor informs us that there is an annual charge of £150.00 per annum for maintenance of the private road. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.



Approximate Area = 2690 sq ft / 249.9 sq m  
 Garage / Store = 390 sq ft / 36.2 sq m  
 Total = 3080 sq ft / 286.1 sq m

For identification only - Not to scale

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wood & Pilcher. REF: 1126089

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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