



THE COTTAGE, SWEETHAWS LANE
CROWBOROUGH - £990,000



The Cottage

Sweethaws Lane, Crowborough, TN6 3SS

**Sitting Room - Sun Room - Conservatory - Study - Dining Room - Kitchen/Diner - Downstairs Shower Room
Main Bedroom With En Suite Bathroom & Dressing Room
Three Further Bedrooms - Family Shower Room - Attached Double Garage & Workshop - Off Road Parking
Outside WC & Utility - Large Garden To Front Area Of Garden To Rear**

Located to the fringes of Crowborough and new to the market for the first time in over twenty-five years is this picturesque detached period cottage set in a plot size of approximately two thirds of an acre and enjoying outstanding open countryside views towards Heathfield. Providing potential for conversion subject to the usual planning consents is a double garage and workshop, formally the old coach house and tack room. The cottage itself provides versatile and characterful accommodation to include an L-shaped sitting room leading to a sunroom, a dining room and conservatory. The country style kitchen is of a good size and has an ample space for dining furniture and an inner hallway opens to a downstairs shower room and study. A spiral staircase rises to the upstairs accommodation with the main bedroom being of good proportion and the advantage of both a dressing room and en suite bathroom. The three remaining bedrooms are served by a modern family shower room accessed via a bedroom and first floor landing. Externally the main area of garden is located to the front of the property with a good deal of privacy and a brick paved patio ideal for outside entertaining.

OPEN PORCH:

Outside lighting and traditional style door opens into:

SITTING ROOM:

Featuring an Inglenook fireplace with wood burning stove, quarry tiled flooring and wooden oak beam, oval storage cupboard, wooden spiral staircase to first floor, parquet flooring, traditional oak ceiling beams and window to front.





DINING ROOM:

Feature fireplace, plenty of room for dining furniture, oak ceiling beams, fitted carpet, radiator and window with aspect into Conservatory.

SUNROOM:

Exposed sandstone walling, parquet flooring, radiator and window to front with fitted blind.

CONSERVATORY:

Traditional style tiled flooring, wall lighting and two sets of French doors with direct access out to the front garden.

STUDY:

Part exposed sandstone walling, fitted carpet, recessed spotlights, radiator and window with aspect into Conservatory.

DOWNSTAIRS SHOWER ROOM:

Fully tiled shower cubicle, low level wc, oval sink set into a wooden vanity unit with granite top and storage beneath, open wooden shelving, airing cupboard housing hot water tank, additional cupboards with shelving, tiled flooring, radiator, chrome heated towel rail, recessed spotlights and obscured window to rear.

KITCHEN/DINER:

Country style range of high and low level units with wooden worksurfaces over incorporating a one and half bowl ceramic sink with swan mixer tap. Appliances include a double fan assisted oven, 6-ring induction/ceramic hob with extractor fan above, integrated dishwasher and space for a large American style fridge/freezer. Plenty of room for large dining table and chairs, two radiators, quarry tiled flooring, heavily beamed ceiling, areas of floating shelving, two windows to rear and wooden door to lobby.

LOBBY:

Coats hanging area, quarry tiled flooring and windows and door to side.

FIRST FLOOR LANDING:

Large double cupboards with shelving, area of open shelving, fitted carpet, radiator, vaulted ceiling, Velux windows, smoke alarm and window to front with far reaching views towards Heathfield.

MAIN BEDROOM:

Modern sink with mixer tap and glass mirror above, open shelving area, exposed brick sandstone walling, fitted carpet, double radiator, two windows to rear and side and access into:

DRESSING ROOM:

Triple fitted wardrobe with hanging rail and shelving, exposed sandstone walling, fitted carpet, recessed spotlights, radiator and window to front with fitted blind.

EN SUITE BATHROOM:

Panelled bath with mixer tap and handheld shower attachment, low level wc, sink with mixer tap and glass mirror above, bidet, tiled flooring, attractive part tiled walling and obscured window to rear with fitted blind.

BEDROOM:

Attractive sloping painted chimney breast, fitted carpet, radiator, large hatch to part boarded loft and window to front.

BEDROOM:

Triple fitted wardrobes with hanging rail and cupboards above, part exposed sandstone walling, fitted carpet, two windows to rear and side and doors into family shower room.

BEDROOM:

Currently used as a sewing room with an area of shelving, fitted carpet, radiator and window to front.

FAMILY SHOWER ROOM:

Fully tiled corner shower cubicle with rainfall showerhead and separate handheld attachment, low level wc, sink set into a vanity unit with contemporary style mixer tap, glass mirror above and shaver point, tiled flooring, radiator, hatch to part boarded loft and obscured window to rear with fitted blind.

OUTSIDE:

The property is accessed via a five-bar gate opening to a sweeping gravelled drive which in turn leads to a paved area of parking. The stable block and tack room have now been converted to an attached double garage and workshop accessed via a key fob operated up/over door and comprising multiple power points, exposed wooden floorboards, panelled wooden walling, areas of open shelving, wall mounted electric consumer units and meters, sewage treatment plant controls, sash window to rear and stable door to front.

The main area of garden is located to the front of the property and enjoys beautiful open countryside views. Predominately laid to lawn with an array of established planting to include fruit trees, Rhododendrons and Azaleas. In addition, there is an open wooden store shed, circular springs/wells and a recently installed Klargestester.

To the side of the property is an external utility room & wc with space for a washing machine and tumble dryer, housing of the Grant boiler, wc and traditional style sink. In addition are two electric consumer units, electric meters, high level shelving, two windows to either side and part quarry tiled flooring.

To the rear of the property is an area of lawn, a selection of mature trees and hedges and oil tank.



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

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

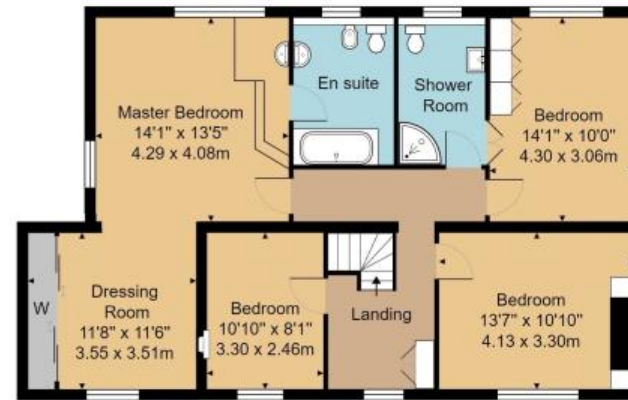
Services - Mains Water, Electricity

Heating - Oil

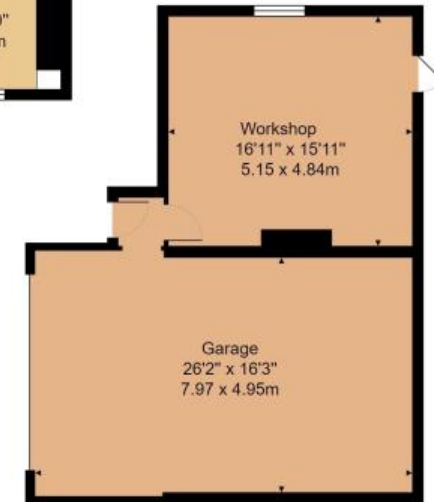
Private Drainage - Klargester

Rights & Easements - Neighbouring property has right of way across the beginning of drive.

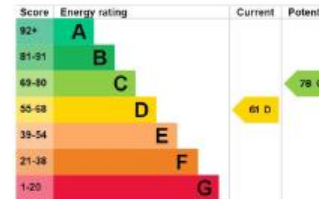




First Floor



Outbuilding



House Approx. Gross Internal Area 2564 sq. ft / 238.2 sq. m
 Outbuilding Approx. Internal Area 727 sq. ft / 67.5 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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