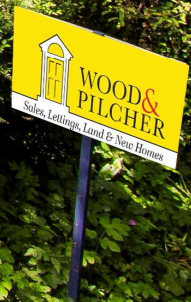


LITTLE LOTMANS,  
CROWBOROUGH - £850,000



# Little Lotmans

Burnt Oak Road, Stone Cross,  
Crowborough, TN6 3SJ

**Entrance Hall - Reception Room - Shower Room  
Study/Bedroom - Kitchen/Diner - Sitting Room - Cellar  
Main Bedroom With Dressing Room - Two Further  
Bedrooms - Family Bathroom - Off Road Parking  
Southerly Facing Rear Garden**

Enjoying an elevated position with outstanding views and believed to date back to the pre 1800s is this exquisite unlisted three/four bedroom detached Sussex stone cottage. Set within a walled garden this house offers a southerly aspect rear garden and off road parking. Properties of this style and character rarely come to the market and with the added benefit of no onward chain we feel this unique home will appeal to a great deal of buyers seeking a charming abode on the fringes of Crowborough.

Timber front door opens into:

#### **ENTRANCE HALL:**

Coir entrance matting, brick block flooring, stairs to first floor, window to side and glass panelled timber door into:

#### **RECEPTION ROOM:**

Inglenook fireplace incorporating a wood burning stove with oak bressumer, brick surround and hearth, flagstone flooring with underfloor heating, cupboard housing Viessman gas boiler with underfloor heating controls and window to front.

#### **SHOWER ROOM:**

Tiled cubicle with Aqualisa thermostatic shower, low level wc, pedestal wash hand basin, radiator, tiled flooring with underfloor heating, beamed ceiling, downlighters and obscured window to side.

#### **STUDY/BEDROOM:**

Feature fireplace with oak bressumer, brick surround and stone hearth, fitted carpet, radiator and window to front.

#### **KITCHEN/DINER:**

Range of wall and base units with granite worktops/upstands over and Butler sink with swan mixer tap. Appliances include a range style oven with 5-ring gas hob, a dishwasher and space for a washing machine. Pantry cupboard, beamed ceiling, quarry tiled flooring, ceiling spotlighting, radiator, door to rear and window to side.



**SITTING ROOM:**

Dual aspect room featuring an attractive Inglenook fireplace with recessed fire with iron basket, brick surround and hearth, beamed ceiling, radiator, fitted carpet, window to side and French doors opening to garden.

**CELLAR:**

Hewn out of sandstone bedrock with areas of shelving, brick block flooring, wine store and obscured window to front.

**FIRST FLOOR LANDING:**

Cupboard housing hot water tank, loft access and fitted carpet.

**MAIN BEDROOM:**

Fitted carpet, two windows overlooking the garden and door into:

**DRESSING ROOM:**

Wardrobe, window to front and subject to the usual regulations this room could be converted to an en suite.

**BEDROOM:**

Fitted carpet and window to front.

**BEDROOM:**

Eaves storage, fitted carpet and window to rear with views across towards the South Downs.

**FAMILY BATHROOM:**

Panelled bath with side taps and tiled surrounds, tiled shower cubicle with integrated rainfall showerhead and further handheld attachment, dual flush low level wc, vanity wash hand basin with storage under, chrome heated towel rail, underfloor heating and roof window.

**OUTSIDE:**

Pea shingle drive with hardstanding parking area and timber gate to the rear. Further gated access leads to an area of garden with large timber shed with outside lighting, attractive high level sandstone walled garden with an area laid to lawn, ornamental pond, chicken coup and a patio adjacent to the property which is southerly facing, ideal for outside seating. Timber gate from the walled garden opens to a fenced area with raised beds, clothes and low level laurel fencing.

**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:**

F

**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](http://www.gov.uk)
- Services - Mains Water, Gas, Electricity
- Heating - Gas Heating
- Private Drainage - Sewage Digester with Rocks House
- Rights and Easements - Right of way in place for Rocks House to access Sewage Digester

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.



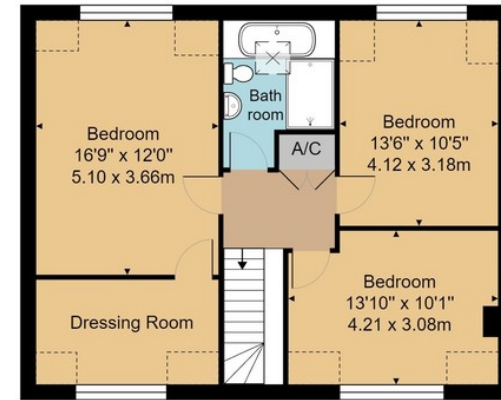
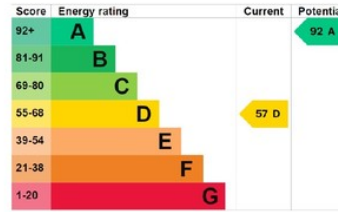
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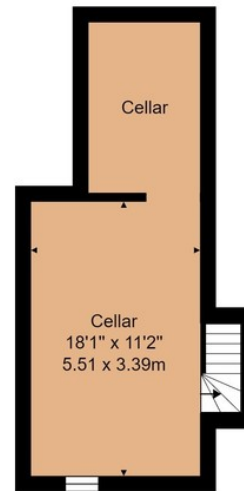
Email: [crowborough@woodandpilcher.co.uk](mailto:crowborough@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

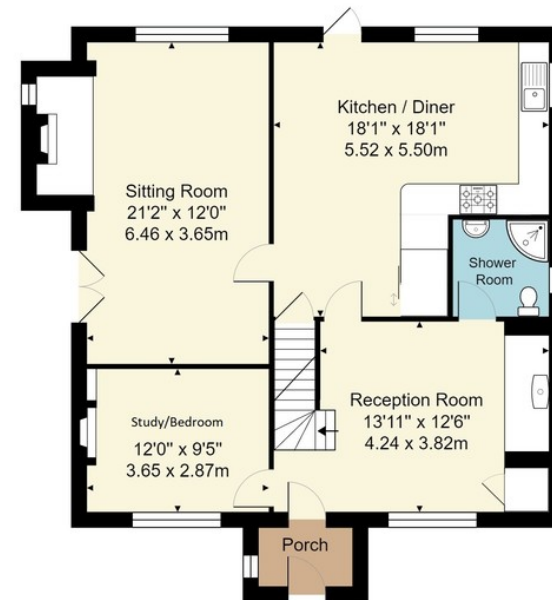
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



First Floor



Basement



Ground Floor

House Approx. Gross Internal Area  
1726 sq. ft / 160.4 sq. m

Approx Gross Internal Area (Incl. Cellar)  
2030 sq. ft / 188.6 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.