



WARREN HILL WEST, RANNOCH ROAD
CROWBOROUGH - £950,000

WARREN HILL
WEST



Warren Hill West

Rannoch Road, Crowborough, TN6 1RA

**Entrance Porch - Entrance Hall - Downstairs Cloakroom
Cellar - Sitting Room - Dining Room - Orangery - Kitchen
Utility Room - Downstairs Shower Room - Galleried First
Floor Landing - Four Bedrooms - Family Bathroom - Garage
- Off Road Parking - Extensive & Established Rear Garden**

Offered to the market chain free and coming to the market for the first time in almost fifty years is this characterful and spacious Connor Brothers built Edwardian house dating back to 1906. The property enjoys beautiful and extensive gardens with a plot extending to half an acre offering an abundance of rare and spectacular plants which adorn the rear westerly vista. This much loved family home is located in one of Crowborough's premier locations within the Warren Area of Crowborough and also benefits from easy access to the town centre. The property sits well in its plot and it is now time for new custodians to either extend or cosmetically improve subject to the usual planning consents.

COVERED ENTRANCE PORCH:

Outside lighting and glass panelled timber doors into:

ENTRANCE PORCH:

Quarry tiled flooring, leaded light windows and stained glass ornate timber door into:

ENTRANCE HALL:

Stairs to first floor, fitted carpet, radiator, louvre cupboards housing Gloworm gas boiler, storage area and wall mounted alarm system and a further cupboard housing coats hanging area with shelving.





DOWNSTAIRS CLOAKROOM:

Low level wc, pedestal wash hand basin, radiator and obscured window to front.

CELLAR:

Area for storage, two windows and door to rear.

DINING ROOM:

Feature fireplace with wood mantel, brass inset, tiled cheeks and hearth, cornicing, picture rails, fitted carpet and large bay window to rear providing views over the westerly facing rear garden.

SITTING ROOM:

Feature fireplace with wooden surround, tiled cheeks and hearth, cornicing with ceiling roses, three radiators, fitted carpet, three windows to rear and doors to Orangery.

ORANGERY:

Dwarf wall Amdega timber and iron construction with two ceiling windows, quarry tiled flooring, three electric radiators and double doors opening to rear.

KITCHEN:

A bespoke Smallbone of Devizes style country kitchen fitted with range of wall and base units incorporating wooden and tiled worktops with ceramic sink. Inset 4-ring electric hob and oven under and space for a dishwasher. Space for breakfast table and chairs, wood laminate flooring, windows to front and side and a pantry with shelving, space for fridge/freezer and window to front.

UTILITY ROOM:

Range of wall and base units with worktops over, sink with drainer, separate spaces for a washing machine, tumble dryer and fridge, quarry tiled flooring, radiator and window to front.

SHOWER ROOM:

Enclosed tiled cubicle with integrated Aqualisa shower, wall mounted wash hand basin, vinyl flooring and window to front

FIRST FLOOR LANDING:

A galleried landing with attractive oak balustrades, cornicing, fitted carpet, and two leaded light widows to front and side with far reaching views. Walk-in slatted airing cupboard containing the hot water tank and a further full height shelved linen cupboard.

MAIN BEDROOM:

Wooden wardrobe with hanging area, radiator, fitted carpet, one storage cupboard with fitted shelving. Two windows to rear and side with views across Ashdown Forest.

BEDROOM:

Feature fireplace with wooden mantel, tiled cheeks with iron insert, two wardrobe cupboards with hanging areas, radiator, fitted carpet, picture rails and window to rear overlooking the garden Ashdown Forest.

BEDROOM:

Pedestal wash hand basin with tiled surrounds, fireplace with tiled surrounds, fitted carpet and window to side.

BATHROOM:

A bespoke Smallbone of Devizes suite comprising panelled bath with tiled surrounds with shower attachment, wash hand basin inset to a vanity unit with a range of cupboards and mirror wall above, wall mounted dresser with shelving, low level wc, brass heated towel rail with radiator insert, vinyl flooring and window to front,

SECOND FLOOR BEDROOM:

Large cupboard housing water tank, eaves storage fitted carpet, roof window and window to front. Subject to usual consents is a roof void area providing potential for conversion to a bathroom currently used for storage with exposed floorboards and window to rear.

OUTSIDE FRONT:

A generous expanse of garden with various areas of established planting with pea shingle driveway offering ample off road parking accessed via a five bar gate. In addition is an attached garage with window, power and lighting and housing the electricity meters.

OUTSIDE REAR:

An incredibly picturesque and beautiful westerly facing garden featuring a small patio area adjacent to the property with useful garden store and outside tap. Extensive rockery with an abundance of planting and a large expanse of lawn with attractive arbour. In addition is a timber glass greenhouse and towards the rear of the garden is a further lawned area with a selection of attractive planting and trees.



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, Gas, Electricity & Drainage

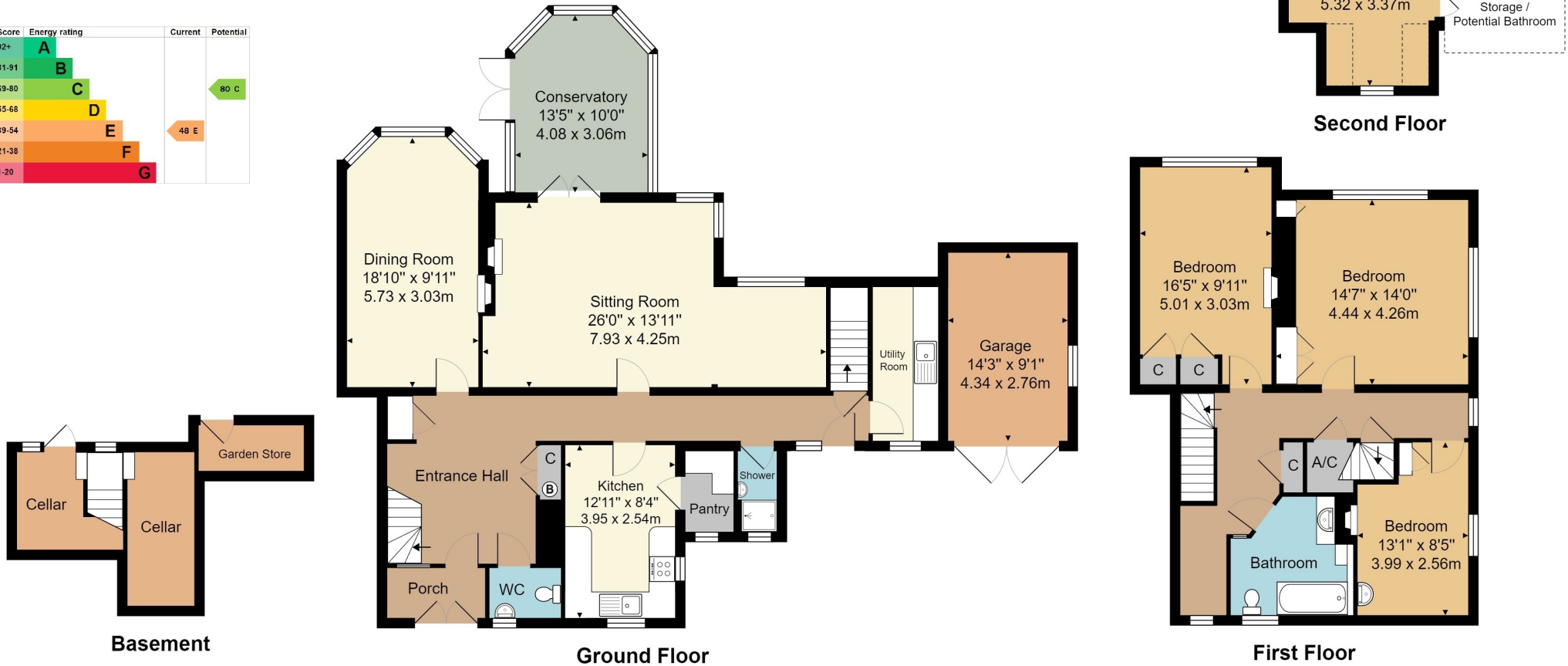
Heating - Gas Heating



House Approx. Gross Internal Area
2133 sq. ft / 198.1 sq. m

Approx. Gross Internal Area
(Includes Garage & Cellar)
2419 sq. ft / 224.7 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk





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