



COLERIDGE, CROWBOROUGH HILL  
CROWBOROUGH - £825,000





# Coleridge

Crowborough Hill, Crowborough, TN6 2DB

**Entrance Hall - Bedroom 5/Study/Annexe With En-Suite  
Shower Room - Utility - Downstairs Cloakroom - Kitchen  
Family Room - Lounge - Large Tandem Style Garage - First  
Floor Landing - Master Bedroom Suite - Three Further  
Bedrooms - Family Bathroom - Front Garden With  
Driveway - Level Enclosed Rear Garden**

This well presented modern four/five bedroom detached property sits within attractive gardens and is located in a convenient position within walking distance of Crowborough railway station and all primary schools and The Beacon secondary school. Over the years the current owners have updated and enlarged the property and it now offers generously proportioned accommodation with the added advantage of a downstairs potential annexe facilities. Outside there are beautifully manicured gardens to the rear and to the front ample off road parking for multiple vehicles and adjacent to the house is a substantial workshop/garage with power and light connected. This could also be converted with relevant consents to either a home office or additional reception space. Further parking is positioned to the side of the house where there is a large patio and hardstanding area. The rear gardens have been extensively landscaped and there is a useful outdoor entertaining area and they offer a good degree of seclusion. This flexible and good sized home would offer multi-generational living and the substantial accommodation we feel sure would fit all walks of life.

Timber and brick entrance porch with outside lighting, quarry tiled floor, obscured timber front door, two obscured side windows, through to:









**ENTRANCE HALL:**

Coir matting, stairs to first floor, wood laminate flooring, wall mounted Hive heating controls. Door to:

**BEDROOM 5/STUDY/ANNEXE:**

Double glazed window to front, radiator, carpet as fitted. Sliding timber door through to:

**EN-SUITE SHOWER ROOM:**

Tiled shower with integrated shower and glass concertina door, vanity wash basin, carpet as fitted, extractor fan. Cupboard housing consumer unit and isolator switch. Door through to:

**UTILITY ROOM:**

Fitted with a range of wall and base units with wooden worktops over, stainless steel sink with mixer tap. Space for washing machine, tumble dryer and fridge. Wall mounted 'Baxi' gas boiler. Obscured glass panelled composite door through to the rear. Continuation of wood laminate flooring.

**DOWNSTAIRS CLOAKROOM:**

Dual flush low level WC, tiled floor, extractor fan. Sliding door through to:

**KITCHEN:**

Fitted with a range of wall and base units with wooden worktops over and tiled upstands. One and a half bowl stainless steel sink with mixer tap. Rangemaster cooker with ceramic top and five ring gas hob and extractor fan over. Inset microwave. Slim wine fridge and space for fridge/freezer. Floor to ceiling larder cupboard. Wooden breakfast bar with seating opening through to:

**FAMILY ROOM:**

Impressive double aspect room with large double doors opening to a rear decked area and two large windows overlooking the garden and two large windows looking onto the side. Continuation of wood laminate flooring. This impressive room is ideal for entertaining and is currently being used as a dining room and pool room. Double doors to lounge and door to large tandem style garage.

**LOUNGE:**

An 'L' shaped room with glass panelled timber double doors opening from the family room. Inset wood burning stove. Carpet as fitted. Double glazed window to front.

**LARGE TANDEM STYLE GARAGE:**

Doors to front, concrete flooring, ceiling fans, ample electric units and space for other utility items.

Galleried balustrades leading to half landing and to:

**FIRST FLOOR LANDING:**

Radiator, cupboard housing hot water tank. Doors to:

**MASTER BEDROOM SUITE:**

Good sized suite with wardrobe cupboards to one wall with sliding mirrored doors and ample hanging space and further storage. Concertina wardrobe to the other side with ample hanging space and further storage. Carpet as fitted, ceiling fan, inset spotlighting.

**BEDROOM:**

A further double bedroom to the rear with two wardrobe cupboards to one wall, carpet as fitted. Large double glazed window overlooking the garden.

**FAMILY BATHROOM:**

Fitted with a panelled bath with tiled surrounds, pedestal wash hand basin with swan mixer tap, dual flush low level WC, enclosed shower cubicle with integrated shower and glass screens. Chrome heated towel rail, tiled flooring, LED spotlighting. Obscured double glazed window overlooking the garden.

**BEDROOM:**

Twin double glazed windows overlooking the front garden. Carpet as fitted, radiator, inset LED lighting. Fitted wardrobe cupboards to one wall with sliding mirrored doors.

**BEDROOM:**

Double glazed window overlooking the garden. Mirrored wardrobe cupboard with sliding doors providing hanging space and further storage. Carpet as fitted, radiator.

**OUTSIDE FRONT:**

The front of the property has an attractive walled entrance opening to a pea shingle drive, raised borders with ample trees, shrubs and plantings. Pitched roof shed with opening. Side access via double timber gates which opens onto a large area of hardstanding through further timber gates and extensive patio and adjacent to the property is a large decked area with Pergola. There is also a covered timber BBQ area with outside tap ideal for outside entertaining.





**OUTSIDE REAR:**

A pleasant flat rear garden mostly laid to lawn with hedge borders to all side. Raised vegetable area and two further garden sheds to the rear of the garden both providing useful storage.

**SITUATION:**

Crowborough town itself provides an excellent range of shopping facilities including a bank, post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge in approximately one hour and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside. 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 grammar schools and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of Brighton and Eastbourne are situated approximately one hour's drive away and Gatwick Airport can be reached in approximately 45 minutes by car.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

E

**VIEWING:**

By appointment with Wood & Pilcher 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)

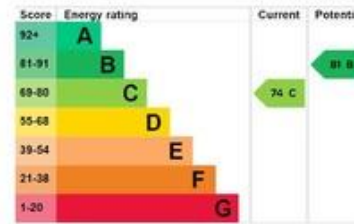
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating





**Ground Floor**



House Approx. Gross Internal Area 1964 sq. ft / 182.5 sq. m

Approx. Gross Internal Area (Incl. Workshop)  
2409 sq. ft / 223.8 sq. m



**First Floor**

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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