



TREES, GLENMORE ROAD
CROWBOROUGH - £1,299,500



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Trees

Glenmore Road, Crowborough, TN6 1TW

**Entrance Hall - WC - Sitting Room - Dining Room - Study
Kitchen/Breakfast Room - Utility Room - Office/Annexe
With Downstairs Bedroom - Dressing Area & En Suite
Shower Room - Main Bedroom Suite With En Suite
Bathroom - Guest Bedroom With En Suite Shower Room
Further Bedroom & Family Bathroom - Carport/Garage
Off Road Parking - Extensive Gardens & Patio**

This beautifully presented detached family house, set within the prestigious "Warren Area" of Crowborough, offers a unique blend of privacy and the feel of space. Nestled on a large plot at the end of a private drive, this much-loved property boasts four spacious double bedrooms, including an especially impressive master bedroom with vaulted ceilings, a modern en suite, and large floor-to-ceiling windows that offer stunning views of the front garden. This bedroom also provides direct access to a generous roof terrace. For those seeking multi-generational living, the home includes a convenient downstairs bedroom with an en suite located next to an annexe, ideal for visiting relatives or extended family stays. Multiple reception rooms offer flexibility for relaxation and entertaining, while the heart of the home is the spacious kitchen/breakfast room, complete with an adjacent utility room. The extensive, tranquil gardens provide an idyllic retreat, featuring a lovely patio that enhances the outdoor space. For those considering working from home, the garden offers ample space to accommodate a home office, subject to the usual consents. In addition to the stunning interiors and outdoor spaces, the property features a carport, garage, and ample parking. A particular highlight of this home is its direct access to the beautiful Ashdown Forest, making it ideal for nature lovers, walking enthusiasts, and those who enjoy the great outdoors. This is a perfect blend of spacious and versatile accommodation, comfort, and nature in one of Crowborough's most desirable areas.





COVERED ENTRANCE PORCH:

Outside lighting and glass panelled composite front door opening into:

ENTRANCE HALL:

Coir entrance matting, stairs to first floor, radiator, fitted carpet and two windows to front.

WC:

Low level wc, pedestal wash hand basin with tiled surround, radiator and extractor fan.

OFFICE/ANNEXE:

Wood flooring, two radiators, two windows to front and door to side return (or separate annexe entrance).

BEDROOM:

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

DRESSING ROOM:

Space for wardrobe storage, fitted carpet and door into:

DOWNSTAIRS SHOWER ROOM:

Fully tiled walk-in enclosure with Aqualisa shower, dual flush low level wc, pedestal wash hand basin, radiator, tiled flooring, extractor fan and obscured window to rear.

DINING ROOM:

Radiator, fitted carpet and patio doors to rear garden.

STUDY:

Controls to Stannar lift with access to first floor main bedroom, radiator, fitted carpet and window to rear.

SITTING ROOM:

Open fireplace incorporating an integrated wood burner with brick surround and granite hearth, extensive fitted wall unit with shelving and storage, fitted carpet, two radiators and two large windows to front.

KITCHEN/BREAKFAST ROOM:

Kitchen Area: Range of wall and base units with granite worktops over incorporating a ceramic sink with swan mixer tap, rangemaster style Aga cooker with 5-ring calor gas hob and extractor fan over, inset microwave, space for dishwasher and window to rear.
Breakfast Area: Space for American style fridge/freezer, radiator, Karndean flooring and windows to front, rear and side.

UTILITY ROOM:

Range of base units with worktops over, tiled splashbacks and a one and half bowl stainless steel sink, pantry cupboard with storage and hanging area, additional glazed double cupboard, ladder style heated towel rail, power/USB points, Karndean flooring, window to side and door to front.

FIRST FLOOR LANDING:

Fitted carpet and roof window.

MAIN BEDROOM SUITE:

An impressive vaulted bedroom featuring an inset wood burning stove with iron surround and granite hearth, a range of fitted cupboards and eaves storage, lift access from ground floor, large floor to ceiling windows with fitted blinds overlooking the front garden and door to roof terrace.

ROOF TERRACE:

A large terrace enclosed via iron balustrades and enjoying outstanding panoramic views over the forest.

LARGE EN SUITE BATHROOM:

Corner bath with side taps, twin sinks with mirrors above and shaver point, dual flush floating wc, walk-in wet room area with rainfall showerhead, separate shower attachment and tiled seating, two heated towel rails, tiled flooring, extractor fan and large window to rear.

BEDROOM:

Built-in wardrobes, eaves storage, fitted carpet, dormer window to front, window to side and door into:

EN SUITE WET ROOM:

Tiled enclosure with Aqualisa thermostatic shower, dual flush floating wc, vanity wash basin with storage under, shaver point, tiled flooring, heated towel rail, tiled flooring and window to rear.

BEDROOM:

Extensive range of wardrobe cupboards, radiator, fitted carpet and window to rear.

FAMILY BATHROOM:

P-shaped panelled bath with side taps, tiled surround and integrated shower over, dual flush low level wc, twin vanity wash basins, heated towel rail with radiator, travertine tiled flooring and window to front.

OUTSIDE:

The property is approached via timber gates opening to a private driveway with ample off road parking, double carport with both open and closed parking. Adjacent to the front of the property is



a large patio area ideal for outside entertaining and wooden pergola. Steps rise to the remainder of the garden with various areas of lawn, summerhouse, a garden pond and open area extending through to the Ashdown Forest. In addition is an enclosed vegetable garden with raised beds, shed and greenhouse.

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: G

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 & Drainage

Heating - Oil Heating

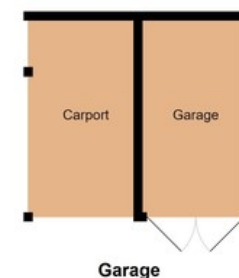
Rights and Easements - Right to access Ashdown Forest

Annual Fee of £150.00 payable for maintenance of the private road



Approx. Gross Internal Area
(Excl. Garage)
3236 sq. ft / 300.6 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67 D	74 C



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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