

WILLOW HOUSE, HARLEQUIN LANE
CROWBOROUGH - £1,150,000



Willow House

Harlequin Lane, Crowborough, TN6 1HT

Entrance Hall - Downstairs WC - Sitting Room - Dining Room - Family Room - Kitchen/Garden Room - Utility Room - Integral Double Garage - Main Bedroom With En Suite Bathroom & Walk-In Wardrobe - Four Further Bedrooms - En Suite Shower Room - Family Bathroom Off Road Parking - Landscaped Front & Rear Gardens

Located in one of Crowborough's most prestigious roads is Willow House, originally constructed in 2012 this detached house provides flexible and adaptable accommodation set in attractive and beautifully kept gardens. The property extends to approximately 3000 square feet without the integral double garage and offers five bedrooms, two en suites and a family bathroom. Downstairs are three good size reception rooms, a modern kitchen, utility room and the addition of a garden room. This home is in excellent decorative order and has been meticulously maintained by the current owners.

Obscured glass panelled composite front door opens into:

ENTRANCE HALL:

Coir entrance matting, oak flooring, stairs to first floor with under stairs cupboard and additional coats cupboard with lighting.

DOWNSTAIRS WC:

Dual flush low level wc, vanity wash hand basin with storage under, half tiled walling, tiled flooring, extractor fan and ceiling spot lighting.

SITTING ROOM:

Fitted carpet, smoke detector, wall lighting and box bay windows to front.





DINING ROOM:

Fitted carpet, wall lighting and box bay window to front.

FAMILY ROOM:

Fireplace with oak bressumer, brick surround and hearth, fitted carpet, wall lighting, windows to rear and French doors opening to the garden.

KITCHEN/BREAKFAST ROOM:

Kitchen Area:

Range of wall and base units with granite worktops/upstands over and two stainless steel sinks with vegetable washer tap. Appliances include an inset Rangemaster induction hob with granite backplate, oven under and extractor fan over and an integrated dishwasher and fridge/freezer. In addition is a centre island with granite worktops over and drawer storage under, glass fronted wall unit with granite worktops over and storage under. Tiled flooring, ceiling spotlighting and window to rear overlooking garden.

Breakfast Room Area:

Dwarf wall construction with tiled flooring, double glazed windows to side and rear with fitted blinds and bifold doors opening to the garden.

UTILITY ROOM:

Range of wall units with space for washing machine and tumble dryer, large floor to ceiling storage cupboard, wall mounted consumer unit, window overlooking and timber stable door to rear garden.

INTEGRAL DOUBLE GARAGE:

Accessed via electric roller blind door with ceiling striplighting, wall mounted Worcester Bosch boiler and concrete flooring.

FIRST FLOOR LANDING:

Oak balustrades with glass inserts provide a galleried landing with a large cupboard housing pressurised hot water system and further storage and fitted carpet.

MAIN BEDROOM:

Walk-in wardrobe with hanging rail and storage, fitted carpet, two radiators, LED spotlighting, Velux roof window, window to front and door into:

EN SUITE BATHROOM:

Slipper bath with floor mounted mixer tap and shower attachment, walk-in cubicle with rainfall showerhead and separate shower attachment, dual flush low level wc, vanity wash

hand basin with storage under, back-lit mirror, shaver point, tiled flooring, part tiled walling, LED lighting, heated ladder style towel rail and Velux roof window.

BEDROOM:

Wardrobe cupboard with hanging rails, radiator, fitted carpet, window to front and door into:

EN SUITE SHOWER ROOM:

Cubicle with integrated shower, dual flush low level wc, vanity wash hand basin with storage under, extractor fan and ceiling spotlighting.

BEDROOM:

Wardrobe cupboard with hanging rail, radiator, fitted carpet and window to rear.

BEDROOM:

Currently used as a study and comprising wardrobe with hanging rails, fitted carpet, radiator and window to rear.

BEDROOM:

Fitted carpet, radiator and window to front.

FAMILY BATHROOM:

Attractive freestanding roll top D-shaped bath with side taps and shower attachment, dual flush low level wc, pedestal wash hand basin, heated towel rail with thermostat, porcelain tiled flooring, inset LED lighting and obscured window to side.

OUTSIDE FRONT:

Five bar gate opens to an extensive area of parking via a pea shingle drive. The remainder of the garden is laid to lawn with attractive planting and laurel hedge borders. Side access via timber gate to the rear garden.

OUTSIDE REAR:

Adjacent to the property is an extensive patio ideally suited for outside seating and entertaining with exterior lighting. The rest of the garden is principally laid to lawn with an attractive arbour, wooden garden shed, various raised beds and a decked area. The garden also houses a timber log store, outside tap and a garden shed with power and light.



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, Gas, Electricity & Drainage

Heating - Gas





Approx. Gross Internal Area 3344 sq. ft / 310.6 sq. m
(Incl. Garage)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	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.

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