



SAXONBURY CLOSE
CROWBOROUGH - £510,000



31 Saxonbury Close

Crowborough, TN6 1EA

**Entrance Hall - WC - Open Plan Sitting Room/Dining Room
& Kitchen - Three Bedrooms - Family Bathroom - Off Road
Parking Garage - Front & Rear Gardens**

This modernised detached family home offers a blend of contemporary design and practicality, situated in a prime location within walking distance of the town centre. The property is notable for its stylish interior, characterised by an open-plan layout that combines the sitting room, dining area, and kitchen into one expansive living space. Upon entering, a welcoming entrance hall leads to a convenient downstairs WC. The sitting room is cosy, featuring a wood-burning stove set within an attractive brick fireplace, perfect for creating a warm and inviting atmosphere. The dining area is spacious enough to accommodate a large dining table and boasts sliding doors that open directly onto the rear patio and garden, enhancing indoor-outdoor living. The contemporary Wren kitchen is well-equipped with many of the usual appliances, making it both functional and stylish. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, offering comfortable living spaces for the whole family. Externally, the front of the property features a well-maintained lawn, off-road parking, and a garage. The rear garden is a highlight, with a beautiful porcelain-tiled patio, perfect for outdoor entertaining, and a lawn that provides additional space for relaxation or play.

PORCH:

Exterior light and door into:

ENTRANCE HALL:

Oak herringbone flooring, traditional style radiator, small under stairs cupboard and window to side.

WC:

Lusso low level wc with satin finish, rectangular Lusso sink, marble tiled flooring, recessed spot light and obscured window to side.

SITTING/DINING ROOM & KITCHEN:

Sitting Area:

Attractive exposed brick fireplace with wood burning stove, areas of floating shelving, traditional style radiator, oak herringbone flooring and large window to front with far reaching views.



Dining Area:

Plenty of room for large dining table and chairs with lighting above, traditional style radiator, oak herringbone flooring, window to side and doors opening directly out to a patio and garden beyond.

Kitchen Area:

Contemporary charcoal kitchen fitted with a range of high and low level units with quartz roll top worksurfaces incorporating a one and half bowl sink with vegetable washer style tap. Integrated appliances include a fan assisted Smeg oven, 4-ring induction hob with high level extractor fan and with spotlights, tall fridge/freezer, washing machine, dishwasher and triple pull out bins. Oak herringbone flooring, recessed LED spotlights, window to rear overlooking the garden and door to side with access to garage.

Spindle staircase with ivory carpet runners rise to:

FIRST FLOOR LANDING:

Fitted carpet, radiator, recessed spot lights, smoke alarm, access to boarded loft via ladder, open storage area with floating shelf and space for a tumble dryer and window to side.

BEDROOM:

Open wardrobe, fitted carpet, radiator and window to front with far reaching views.

BEDROOM:

Open wardrobe, fitted carpet, radiator and window overlooking the rear garden.

BEDROOM:

Fitted carpet, radiator, floating shelving and window to side.

FAMILY BATHROOM:

Contemporary suite comprising a panelled bath with Lusso rainfall shower and separate handheld shower attachment, rectangular Lusso sink set into an open unit, Lusso low level wc with satin finish, wall mounted heated towel rail, extractor fan and obscured window to side.

OUTSIDE FRONT:

Driveway leads to a garage with the remainder of the garden being principally laid to lawn with flower bed borders and a selection of established planting. Wooden gate with side access to rear garden.

OUTSIDE REAR:

Two patio areas, one with recently laid porcelain tiled paving. Steps lead up to an expanse of lawn and a large apple tree and some mature planting. In addition is access to the garage with concrete flooring and electrics.

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.



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 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:

E

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

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.



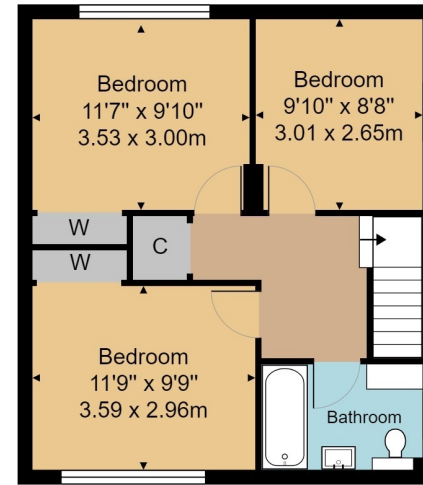
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TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

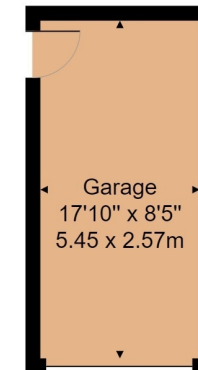
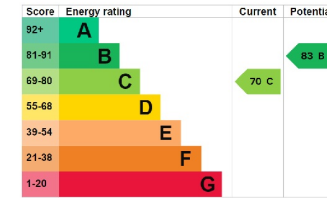
www.woodandpilcher.co.uk



First Floor



Ground Floor



House Approx. Gross Internal Area
982 sq. ft / 91.3 sq. m

Garage Approx. Internal Area
151 sq. ft / 14.0 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.