



SKY VIEW, LYE GREEN
CROWBOROUGH - £1,549,000



Sky View

Lye Green, Crowborough, TN6 1UX

**Entrance Porch - Entrance Hall - Downstairs Shower Room
Sitting Room - Snug - Kitchen/Breakfast Room - Utility Room
Dining Room/Bedroom - Games Room/Dining Room - Shower
Room - Sauna - Large Upper Landing - Study - Main Bedroom
With En Suite Shower Room - Two Further Bedrooms - Family
Bathroom - Detached Double Garage With One Bedroom
Annexe - Single Garage - Two Separate Areas Of Off Road
Parking For Numerous Vehicles - Gardens & Countryside Views**

This unique detached family house, set on a picturesque plot of nearly three-quarters of an acre, offers spacious and versatile living. Ideal for multi-generational families or guests, it includes a double garage with a first-floor annexe. The main house features a bespoke kitchen/breakfast room, utility, dining room, sitting room and a snug. In addition is a separate games/dining room with its own entrance, shower, and sauna. Upstairs, the accommodation, many with scenic views consists of a main bedroom with fitted wardrobes and a luxurious en suite, accompanied by two further double bedrooms (one with a balcony), a study, and a family bathroom. The landscaped garden with lovely rural views includes a patio, feature pond, summerhouse, and ample parking. The location is conveniently close to Crowborough's amenities, Ashdown Forest, the picturesque village of Groombridge and a choice of mainline railway stations to London. This exceptional home, with its ample space, flexible layout, and stunning views, presents a unique opportunity to enjoy the best of Sussex living.

ENTRANCE PORCH: Glazed to sides with outside light, coir entrance matting, wooden seating areas and solid wooden door open into:

ENTRANCE HALL: Under stairs seating area with feature glass walling, large cloaks cupboard, light grey tile effect flooring, wall lighting, recessed LED spotlights and window to front.

DOWNSTAIRS SHOWER ROOM: Fully tiled walk-in enclosure with rainfall showerhead, low level wc, circular ceramic sink set into vanity unit with mirror and lighting above, chrome heated towel rail, modern tiled gold and black flooring and obscured window to front.

SITTING ROOM: Range of fitted cupboards, some with glass fronted doors offering pull-out drawer storage and areas of open shelving, Part panelled walling with silk wallpaper covering above, oak flooring and enjoying a dual aspect with window to rear with fitted blind, two sets of French doors both fitted with fully lined silk curtains and and far reaching, farmland, garden and pond views. Externally to the side of this room is an electronically operated sun canopy.





SNUG: Contemporary wood burning stove with open half moon shelving, further areas of open shelving with cupboards beneath, wall mounted electric heater, oak flooring, dual aspect with windows to front and side, all with fitted blinds and to include a recently fitted electronically operated sun canopy.

UTILITY ROOM: Range of high and low level units with feature under unit lighting, black granite roll top worksurfaces incorporating two stainless steel circular sinks and space for washing machine. Wall mounted electric radiator, light grey tile effect flooring, recessed LED spot lights and window with aspect and door access into games room/dining room.

KITCHEN/BREAKFAST ROOM: This kitchen perfectly blends bespoke design with contemporary style. Grey gloss cabinetry with feature under-unit lighting pairs elegantly with black granite roll-top countertops, creating a sleek, timeless look. The thoughtfully designed layout includes a one-and-a-half bowl stainless steel sink, integrated appliances (oven, microwave, dishwasher, fridge, freezer), and a pull-out larder cupboard for added storage. A central island serves as a functional and social hub, featuring bar stool seating, a secondary sink, Siemens induction hob, integrated wine cooler, and soft-closing drawers. Recessed LED spotlights and light grey tile-effect flooring enhance the modern aesthetic. Natural light floods the space through a rear window with farmland views and French doors leading to the patio and garden, seamlessly connecting indoor and outdoor living. Perfectly designed for style, function, and entertaining.

DINING ROOM/BEDROOM: Currently used as a dining room with plenty of space for dining furniture, triple fitted cupboards, tile effect flooring, wall mounted electric radiator, two windows incorporating two Swedish dusk lights to front both with fitted blinds.

COVERED PORCH: Fitted wardrobe with hanging rail and shelving, fitted carpet and door opening to the front of the property.

GAMES/DINING ROOM: Providing separate annexe potential (subject to usual planning consents) is this extremely large room comprising a wood burner, corner bar with dark brown and black worktop, area of open shelving, wine store area and glass fronted drinks cooler. Space for large dining table and chairs or snooker table, numerous wall lighting, wooden flooring, wall mounted radiator and double aspect with windows to side and rear and two sets of French doors open out to the patio and garden beyond.

SHOWER ROOM: Fully tiled cubicle with rainfall showerhead and separate handheld shower attachment, low level wc, small rectangular sink, black and gold tiled flooring, wall mounted chrome heated towel rail, part tiled walling, recessed LED spotlights and two windows to front with fitted blinds.

LOBBY: Large cupboard with slatted wooden shelving, recessed spotlights, grey tile effect flooring and glass door to Sauna.

SAUNA: Suitable for four people with Harvia sauna heater.

LARGE UPPER LANDING: Currently also used as an office with fitted cupboards and open shelving, wooden flooring, wall mounted electric radiator, recessed spotlights and a set of windows with Swedish dusk lights to the rear with stunning views.

STUDY: Fitted office furniture to one side with pull out drawers and cupboards, large walk-in airing cupboard with wooden slatted shelving and housing the hot water tank, fitted carpet, wall mounted radiator, recessed spotlights and a set of windows overlooking farmland to rear.

MAIN BEDROOM: Two areas of fitted wardrobes, fitted carpet, wall mounted electric radiator, two sets of large low level Velux windows with fitted blinds and views and door into:

EN SUITE SHOWER ROOM: Fully tiled walk-in shower enclosure with modern glass fronted lighting to side, low level wc set into unit with shelving and black spot roll top work surfaces. Two oval sinks with glass fronted cabinet and shelving above, Valera wall mounted hairdryer, wall mounted chrome heated towel rail, attractive open shelving, grey tiled flooring, part tiled walling and low level Velux window to side.

BEDROOM: Fitted wardrobe, fitted carpet, wall mounted electric radiator, recessed LED spotlights, hatch with ladder to part boarded loft and low level double Velux windows with fitted blind to front with far reaching views.

BEDROOM: A vaulted room with a selection of fitted wardrobes and eaves storage, fitted carpet, wall mounted modern radiator, recessed LED spotlights, both with fitted blinds is a window and door to side opening to a balcony with small outside seating area with aspect over the garden.

FAMILY BATHROOM: Featuring a modern bath with mixer tap and handheld shower attachment, fully tiled walk-in shower enclosure and shelving to side, low level wc, bidet, large rectangular sink set into a black high gloss vanity unit with pull-out drawers, shaver point, two chrome heated towel rails, black and gold tiled flooring, fully tiled light grey tiled walling, extractor fan, recessed spotlights and two windows with fitted blinds to front.

DOUBLE GARAGE & ANNEXE ACCOMMODATION:

DOUBLE GARAGE: Accessed via electronically operated doors comprising a concrete floor and wall mounted consumer unit.

GARDENERS KITCHEN: Low level unit with cupboard and drawer storage, tiled worksurface, high level unit and window to rear.

WC: Low level wc, sink, electric wall mounted heater, tiled flooring, fully tiled walling and brick feature wall. Please note this garage area could be converted to a separate dwelling (subject to the necessary planning permissions)

ENTRANCE HALL: Storage cupboard, stairs to first floor, under stairs storage area, wood effect laminate flooring and window to rear.

LIVING AREA: Space for sofa seating and dining furniture, fitted allergy free goat rug, wall mounted electric heater and large window with amazing views over farmland.

KITCHEN AREA: Range of low level units with roll top worksurface and stainless steel sink, space for microwave, space for small fridge/freezer, tiled splashback, wood effect laminate flooring, window with fitted blind overlooking main house and rear garden.

BEDROOM: Space for double bed, area of fitted drawers, fitted carpet, recessed LED spotlights, dual aspect with windows to front and side both with fitted blinds and door into:

EN SUITE WET ROOM: Wall mounted shower, low level wc, small sink, fully tiled mosaic style tiled flooring, recessed spotlights and small high level window to side.

SEPARATE SINGLE GARAGE: Concrete floor, electric strip lighting and accessed via electronically operated garage door.



WOODEN BICYCLE SHED: Recently installed with lighting, plug sockets and window to side.

OUTSIDE: The property is accessed through a five-bar gate leading to a gravel driveway with plenty of parking space for several vehicles and access to a detached double garage/annexe accommodation and separate single garage. There is also a separate hardstanding area on the other side of the property for additional vehicles. The front facade of the property is beautifully planted with Wisteria and Jasmine, along with well-established areas of lawn, colourful Acers, large Annabelle hydrangeas, fruit trees, and fragrant Daphne shrubs. A wooden arbour with climbing roses adds charm to the garden. There are numerous wooden sheds, summerhouse, newly installed bike shed, open log store and compost area. The property is further complemented by sweeping views over the surrounding farmland and countryside to rear, offering a picturesque and serene setting.

SITUATION: Lye Green, just two miles from Crowborough, enjoys proximity to this vibrant town set in the High Weald Area of Outstanding Natural Beauty. Known for its connection to A.A. Milne's Winnie the Pooh, nearby Ashdown Forest offers scenic walks and riding trails. Crowborough features a bustling town centre with supermarkets, independent shops, cafes, and restaurants, alongside a range of schools and a leisure centre with a pool, gym, and playground. The town boasts strong transport links, including a railway station to London and bus routes, as well as abundant nature reserves, sports facilities, and a thriving arts and events scene.

TENURE: Freehold

COUNCIL TAX: Band F - Main House - Band A - Annexe

VIEWING: By appointment with Wood & Pilcher Crowborough on 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

Heating - Electric

Private Drainage - Septic Tank/Sewage Treatment Plant

Private Road Charges - 20% contribution towards maintenance of private driveway. Our

vendor states that neither they nor the previous owner have ever paid this fee.

Rights and Easements - Shared driveway with Park Grove Farm & Park Cottage

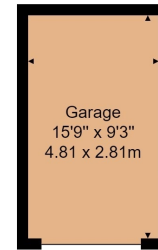
AGENTS NOTE: Owned solar panels fitted to the roof in 2022



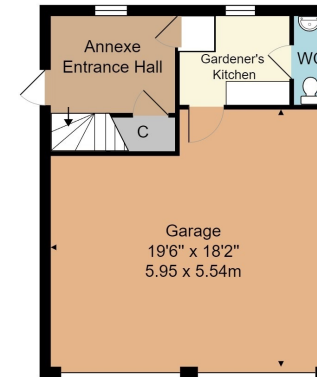
House Approx. Gross Internal Area
3255 sq. ft / 302 sq. m

Approx. Gross Internal Area
(Incl. Annexe & Garages)
4199 sq. ft / 390 sq. m

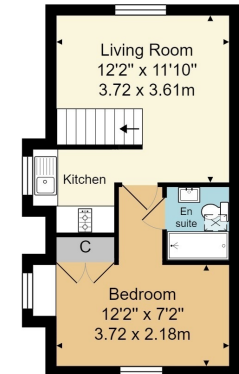
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



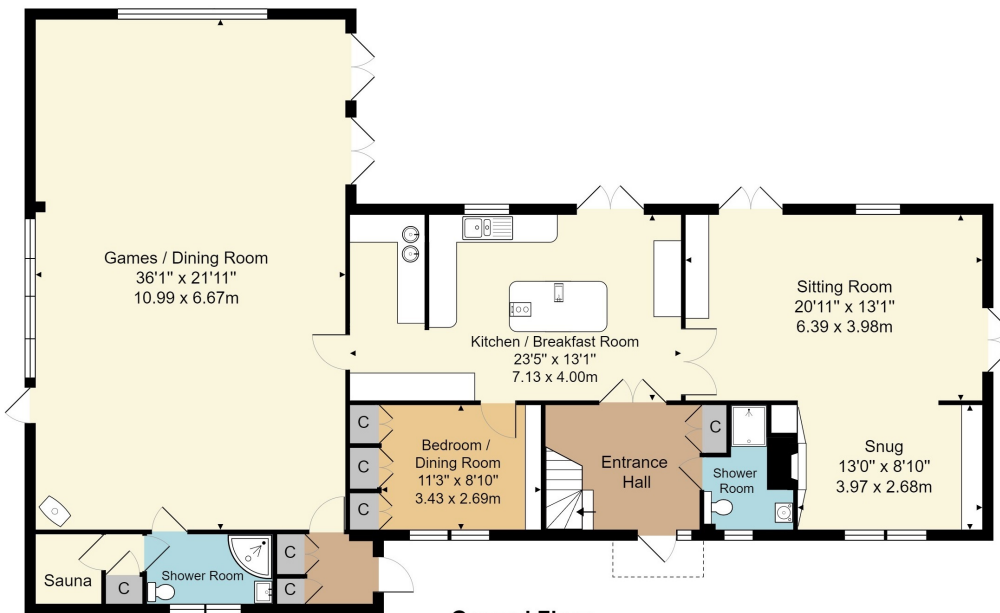
Area: 146 ft² ... 13.5 m²



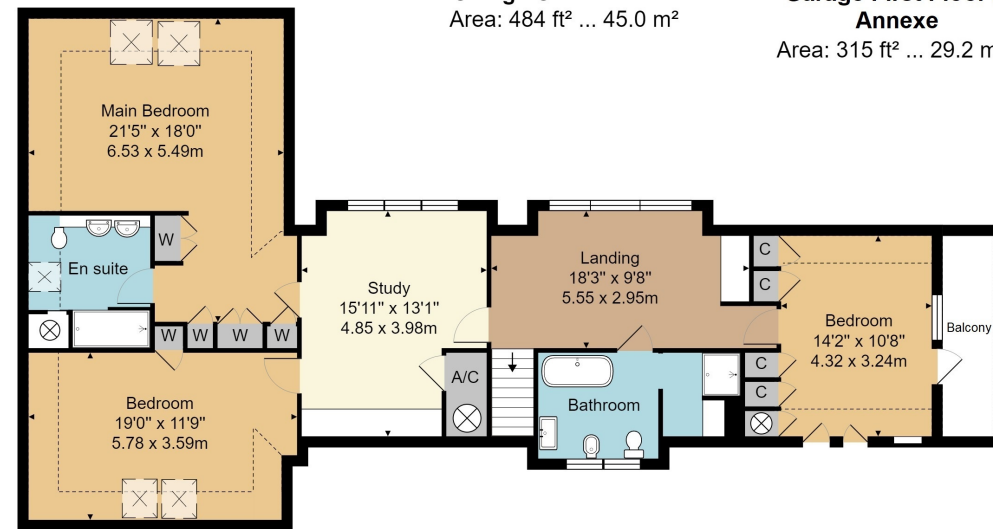
Garage Ground Floor
Area: 484 ft² ... 45.0 m²



Garage First Floor / Annexe
Area: 315 ft² ... 29.2 m²



Ground Floor



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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