



THE PADDOCK, WALSHES ROAD  
CROWBOROUGH - £975,000





# The Paddock

Walshes Road, Crowborough, TN6 3RE

**Covered Entrance Porch - Entrance Hall - Downstairs WC  
Study - Sitting Room - Kitchen/Dining Room - Galleried  
First Floor Landing - Four Double Bedrooms  
En Suite Shower Room - Family Bathroom  
Off Road Parking - Detached Double Garage  
Landscaped Front & Rear Gardens  
10 Year Advantage Warranty**

This exceptional, double-fronted detached family home has been built to the highest standards by the renowned local builder, Prestige Homes of Sussex. Situated in an elevated position, with only two properties in the development, this home offers a perfect combination of modern living and convenience, being close to Crowborough Railway Station and the town's amenities. The home boasts generous accommodation, including four spacious double bedrooms, complemented by a luxury en-suite and a stylish family bathroom. The heart of the home is the bespoke Burnhill kitchen/dining room, featuring Neff integrated appliances, Quartz worktops and upstands, and direct access to the inviting patio and rear garden. A bright and airy sitting room with a Chesneys wood burner offers further access to the garden, alongside a study for a more peaceful workspace. The front of the property features a driveway with off-road parking leading to a detached double garage with the remainder of the garden being laid to lawn. The rear garden is principally laid to lawn featuring a paved patio area directly adjoining the house, perfect for outdoor living. This small development of brand-new homes comes with the building warranties and exceptional attention to detail you would expect from such a sought-after builder, ensuring peace of mind for your purchase.







**COVERED ENTRANCE PORCH:**

Outside downlighters, ring doorbell and obscured glazed composite door opens into:

**ENTRANCE HALL:**

Coir entrance matting, tiled flooring with underfloor heating, stairs to first floor, wall mounted alarm and underfloor heating controls, understairs cupboard housing consumer unit, ethernet data points, underfloor heating manifolds and alarm unit. LED downlighters, smoke detector and two obscured windows to front.

**KITCHEN/DINING ROOM:**

Kitchen Area:

Bespoke made by Burnhill Kitchens and fitted with a range of high and low level units incorporating, pan drawers, some carousel units and Quartz worktops and upstands over to include a Butler style Blanco sink with Quooker tap. Neff appliances include a 5-ring ceramic hob with extractor fan over, eye level hide/slide oven with combination oven/microwave above and integrated items include a fridge/freezer, washer/dryer, dishwasher and wine fridge. In addition is a Quartz breakfast bar with bar stool seating area and pelmet lighting above. Cupboard housing Worcester Bosch gas boiler, tiled flooring with underfloor heating, LED downlighters and window to front.

Dining Room Area:

Ample space for dining furniture, tiled flooring with underfloor heating, LED downlighters, ethernet points and bifold doors opening to rear garden.

**SITTING ROOM:**

Feature fireplace incorporating a Chesneys wood burner with granite hearth, brick surround and oak bressummer over, fitted carpet with underfloor heating, LED downlighters, ethernet points and bifold doors opening to rear garden.

**STUDY:**

Fitted carpet with underfloor heating, LED downlighters and large window to front.

**DOWNSTAIRS CLOAKROOM:**

Dual flush wc with quartz worktops over, vanity wash hand basin with tiled splashback and storage under, sensor lit mirrored cabinet, chrome heated towel rail, tiled flooring with underfloor heating, LED downlighters and window to side.

**GALLERIED FIRST FLOOR LANDING:**

Loft hatch with dropdown ladder, fitted carpet, radiator, LED downlighters and window to side.

**MAIN BEDROOM SUITE:**

Extensive wardrobe cupboard, wall mounted panic alarm, USB points, fitted carpet, radiator, window to rear with views and door into:

**EN SUITE SHOWER ROOM:**

Fully tiled enclosure with rainfall showerhead and separate shower attachment, dual flush low level wc, vanity wash hand basin with sensor lit mirrored cabinet, chrome heated towel rail, tiled laminate flooring with underfloor heating and sensor lighting and obscured window to side.

**BEDROOM:**

Radiator, fitted carpet, LED downlighters and window to front.

**BEDROOM:**

Radiator, fitted carpet, LED downlighters and window to front.

**BEDROOM:**

Radiator, fitted carpet, LED downlighters, USB points and window to rear with countryside and woodland views.

**FAMILY BATHROOM:**

Freestanding bespoke roll top bath with side taps and shower attachment, large tiled enclosure with rainfall showerhead and additional shower attachment, dual flush low level wc, vanity wash hand basin, chrome heated towel rail, tiled laminate flooring with sensor lighting, LED downlighters and obscured window to rear.

**OUTSIDE FRONT:**

Extensive brick block driveway providing off road parking leading to a detached pitched roof double garage with internal door to side return and accessed via a sectional electric garage door to front. The remainder of the garden is principally laid to lawn enclosed by post and rail fencing.

**OUTSIDE REAR:**

An extensive flagstone patio adjacent to the property ideally suited for outside seating and entertaining. The remainder of the garden is laid to lawn enclosed by fence boundaries along with a timber gate that provides side access.







**SITUATION:**

Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area boasts excellent state and private schools for both junior and secondary levels, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events. To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

**COUNCIL TAX BAND:**

To be confirmed

**TENURE:**

Freehold

**VIEWING:**

By appointment with Wood & Pilcher in 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

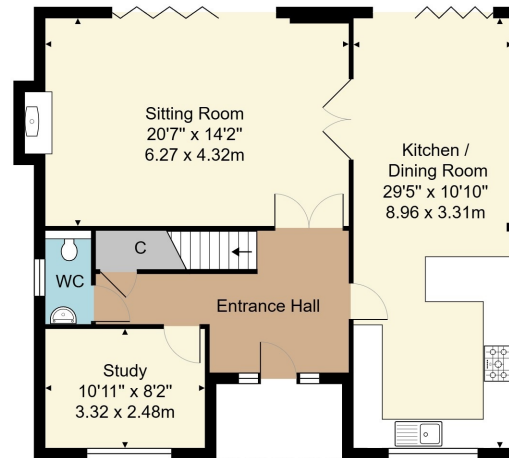
Rights and Easements - Shared drive from the main road onto private drive.

Planning Permission - Planning Permission Granted For Several

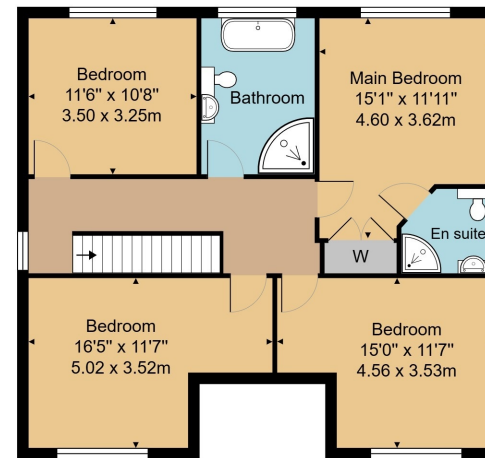
Developments Within The Area



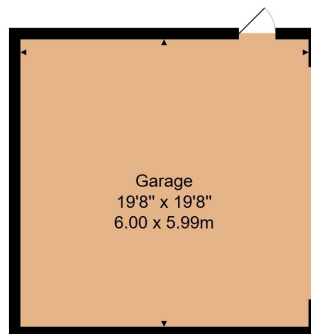




**Ground Floor**



**First Floor**



**House Approx. Gross Internal Area 1777 sq. ft / 165.1 sq. m**  
**Garage Approx. Internal Area 387 sq. ft / 35.9 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.

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.

**Beacon Road, Crowborough,**  
**East Sussex, TN6 1AL**  
**Tel: 01892 665666**  
**Email: [crowborough@woodandpilcher.co.uk](mailto:crowborough@woodandpilcher.co.uk)**  
 BRANCHES AT CROWBOROUGH, HEATHFIELD,  
 TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE  
**[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)**







**WOOD &  
PILCHER**

Sales, Lettings, Land & New Homes