



CRANFORD, CROWBOROUGH HILL
CROWBOROUGH - £765,000



Cranford

Crowborough Hill,
Crowborough, TN6 2DA

Entrance Hall - Sitting Room - Dining Room

Kitchen/Breakfast Room - Utility Room - WC

Five Bedrooms - En Suite Shower Room

Two Family Bathrooms

Off Road Parking - Front & Rear Gardens

This charming, characterful and substantial Edwardian semi-detached family home is set across three floors and has been thoughtfully restored over the years by the current owners. Retaining much of its original period charm, the property boasts a wealth of traditional features, including elegant fireplaces, high ceilings, original doors, and picture rails, all contributing to its timeless appeal. Upon entering the property, you are greeted by a welcoming open porch that leads to a stunning bespoke stained glass door opening into a spacious entrance hall. From here, you'll find a generously sized sitting room, a formal dining room currently used as an office/music room, and at the rear, a beautifully appointed shaker-style kitchen/breakfast room, complete with most of the usual modern appliances, ample space for a large breakfast table, and direct access to the rear patio and garden. The ground floor also benefits from a convenient cloakroom and utility room. The first floor landing provides access to the main bedroom, which features an en-suite shower room, while the family bathroom and separate WC serve the other two bedrooms on this level. On the second floor, the landing offers excellent storage space, leading to an alternative large main bedroom, boasting far-reaching views towards Heathfield and the South Downs. A further bedroom on this level shares a second family bathroom. Externally, the property offers off-road parking to the front and a delightful rear garden with a brick-paved patio, an area of lawn, a vegetable patch, and a selection of mature planting, making it a perfect outdoor space for families.

OPEN PORCH: Quarry tiled paved entrance and bespoke wooden door with stained glass inserts opens into:

ENTRANCE HALL: Coir entrance matting, traditional style radiator, understairs cupboard housing electricity consumer unit and smart meter.

SITTING ROOM: Recently installed wood burning stove set into a period cast iron fireplace with mantle and slate hearth, fitted carpet, three radiators and bay window to front.

DINING ROOM: Currently used as an office/music room featuring a period cast iron fireplace with mantle and tiled hearth, fitted carpet, radiator and window to rear.



KITCHEN: Range of shaker style high and low level units to include a pull out ladder cupboard and wooden oak worksurfaces incorporating a one and half bowl Butler sink. Integrated appliances include a Stoves triple oven with warming drawer, 7-ring hob with tiled splashback and extractor fan over, a dishwasher, tall fridge/freezer, low level freezer and a wine fridge. French oak flooring, four windows to side with fitted blinds and French doors open to a rear patio and garden beyond.

UTILITY ROOM: Low level units, wooden oak worksurface with Butler sink, space for washer/dryer, French oak flooring, two windows to side, door to wc and subject to a few minor alterations is access to the workshop.

DOWNSTAIRS WC: Low level traditional style wc, sink with traditional taps set into a wooden vanity unit, chrome heated towel rail, fitted glass mirror and French oak flooring.

FIRST FLOOR LANDING: Smoke alarm, fitted carpet and a radiator.

MAIN BEDROOM: Traditional style fireplace with tiled cheeks, tiled hearth and wooden mantle, fitted carpet, two sets of windows to the front, one being set into a bay and door into:

EN SUITE SHOWER ROOM: Fully tiled walk-in enclosure with rainfall showerhead and separate handheld shower attachment, sink set into a vanity unit with drawer storage below and glass mirror above, low level wc, traditional style radiator, shower point, ceramic tiled flooring and obscured window to side.

BEDROOM: Cast iron fireplace and mantle with tiled hearth, sink set into vanity unit, fitted carpet, radiator and window to rear.

BEDROOM: Traditional style fireplace with wooden mantle and tiled hearth, traditional style corner sink set into wooden vanity unit, fitted carpet, radiator and window to rear.

FAMILY BATHROOM: Panelled bath, fully tiled walk-in corner enclosure with rainfall showerhead and separate handheld shower attachment, sink with mirror above, wooden effect flooring and obscured window to side with fitted blind.

WC: Traditional style cistern, low level wc, wash hand basin with tiled splashback, mirror above and set into a wooden vanity unit, chrome heated towel rail, parquet flooring, part panelled walling and window to side.

SECOND FLOOR LANDING: Range of cupboards housing hot water tank, Baxi boiler and eaves and shelved storage space. Fitted carpet and Velux window.

BEDROOM: Fitted wardrobe, cast iron fireplace and mantle with tiled hearth, cupboard with access to fully boarded loft with light, two further eaves storage cupboards, fitted carpet, high and low level feature beams and dual aspect with window to side and window to front with far reaching views towards Heathfield and South Downs.

BEDROOM: Eaves storage, fitted carpet, radiator and window overlooking the rear garden.



FAMILY BATHROOM: Panelled bath, fully tiled corner walk-in shower enclosure, low level wc, pedestal wash hand basin, wooden flooring, two chrome heated towel rails, shaver point, fixed mirror and Velux window.

OUTSIDE: To the front is a tarmac driveway providing off road parking and shallow steps rising to main entrance. The remainder of the garden is predominately laid to lawn with Sussex stone borders and hedge boundaries. To the side of the property a wooden gate provides side access via a brick paved pathway, high level sleeper style borders and an open log store. The rear garden benefits from a brick paved patio adjacent to the property, ideally suited for outside seating and entertaining. The remainder of the garden is principally laid to lawn with a small pond and incorporates a variety of mature and established planting to include a beautiful flowering pink cherry tree, silver birch and a selection of fruit trees. To the rear of the garden is a greenhouse and a summerhouse with plenty of room for storage. In addition is a kitchen garden and a large workshop with electric strip lighting and areas of shelving.

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.

COUNCIL TAX BAND: D

TENURE: Freehold

ADDITIONAL INFORMATION:

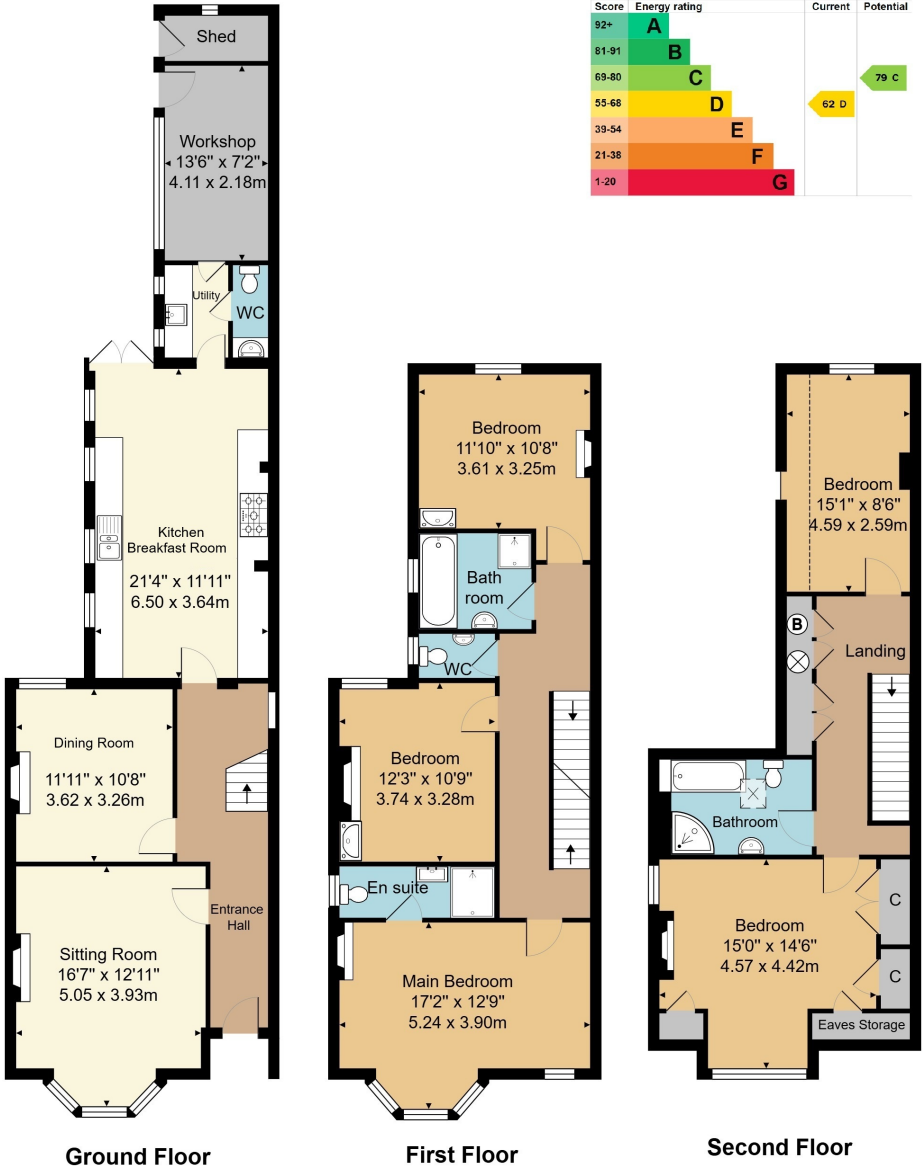
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Heating

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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House Approx. Gross Internal Area 2083 sq. ft / 193.6 sq. m
Approx. Gross Internal Area (Incl. Workshop) 2207 sq. ft / 205.0 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.