



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Family House
- 4 Bedrooms
- 2 Reception Rooms
- Beautiful Gardens & Views
- Garage & Off Road Parking
- Energy Efficiency Rating: D

Combe End, Crowborough

Offers Over: £475,000

woodandpilcher.co.uk

29 Combe End, Crowborough, TN6 1NJ

This detached family home is situated in a fantastic elevated position at the end of a peaceful cul-de-sac, offering stunning far-reaching views from its beautiful front garden. As you enter, you are welcomed by a porch and a spacious entrance hall, complete with a downstairs WC. The large, bright, and airy dual-aspect sitting room features a wood-burning stove, while the L-shaped dining room enjoys views over the front garden. At the rear of the property is a solid wood kitchen, with a breakfast area that provides direct access to the rear garden. Upstairs, you'll find four generously sized bedrooms, two of which offer scenic views, as well as a family bathroom. The property also benefits from a garage, off-road parking, and a charming rear garden.

Double glazed French doors open into:

PORCH:

Half brick, half glass construction with coir entrance matting and wooden door with bespoke stained glass insert provides access into:

ENTRANCE HALL:

Fitted carpet, radiator and doors into:

DOWNSTAIRS WC:

Low level wc, sink with swan mixer tap, fitted carpet, radiator and obscured window to side.

SITTING ROOM:

Wood burning stove with limestone surround and tiled hearth, fitted carpet, two radiators and dual aspect with window to front with lovely far reaching rooftop views and window to the rear overlooking the rear patio and garden beyond.

DINING ROOM:

Plenty of room for large dining furniture, large understairs storage cupboard and smaller cupboard housing electric consumer unit, fitted carpet, wall lighting and window to front with far reaching rooftop and woodland views.

FIRST FLOOR LANDING:

Fitted carpet and hatch with dropdown ladder to part boarded loft with light.

KITCHEN/BREAKFAST ROOM:

Kitchen Area:

Fitted with a range of traditional style solid wood high and low units with wooden rolltop worksurfaces incorporating a butler sink with traditional cistern taps. Integrated appliances include a 5-ring gas hob with extractor, high level double steamer oven with microwave above, a dishwasher and space for a fridge/freezer. Fitted carpet, radiator and window to rear.

Breakfast Area:

Space for breakfast table and chairs, fitted carpet, radiator, window to rear and door opening directly to rear patio and garden beyond.

BEDROOM:

Range of wardrobes and cupboards, open area for storage, fitted carpet, radiator and window to front with fabulous far reaching views.

BEDROOM:

Fitted cupboard with plenty of shelving, fitted carpet, full length wall mounted mirror, radiator and window with fitted blind to front with views.



BEDROOM:

Currently used as an office with fitted carpet, radiator and window to rear with fitted blind.

BEDROOM:

Fitted carpet, radiator and window to rear.

FAMILY BATHROOM:

Panelled bath with traditional style shower over, mixer tap and handheld shower attachment, low level wc, pedestal wash hand basin, chrome heated towel rail, wood effect laminate flooring, part panelled and part tiled walling and obscured window to rear.

OUTSIDE FRONT:

Off road parking for numerous vehicles and access to a garage with concrete floor and a manual roller door. A pathway and steps rise up to the area of front garden which is well stocked with an extensive selection of planting to include raised flower bed borders and three wooden arches. In addition is a waterfall pond, brick paved patio and side access via a wooden gate to the rear garden.

OUTSIDE REAR:

Brick paved patio adjacent to the property with the remainder of the garden being principally laid to lawn and features raised vegetable patches, established areas of planting, a greenhouse and wooden garden shed.

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.

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

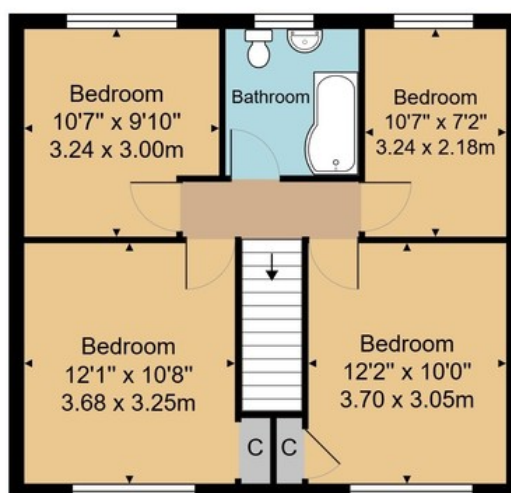
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

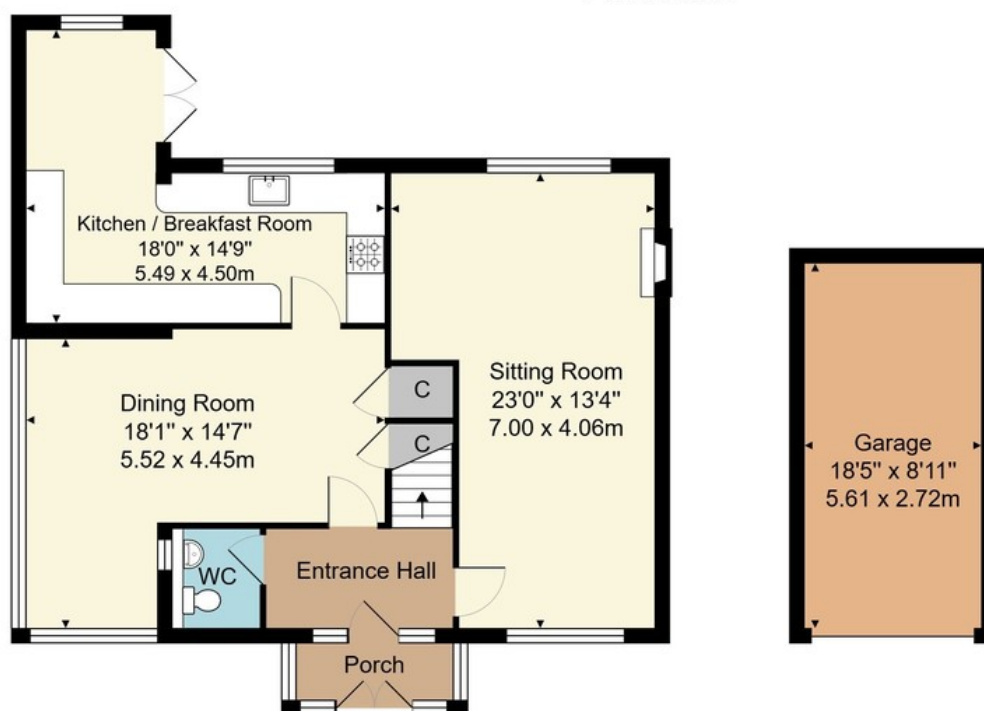
Heating - Gas Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

House Approx. Gross Internal Area 1360 sq. ft / 126.4 sq. m
Garage Approx. Internal Area 164 sq. ft / 15.3 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.

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