



HOMESTALLS, FIELDEN ROAD
CROWBOROUGH - £975,000



Homestalls

Fielden Road, Crowborough, TN6 1TR

**Enclosed Porch - Reception Hall - Cloakroom - Dining Room - Drawing Room - Kitchen/Breakfast Room - Lounge
Four Bedrooms - Dressing Area - Jack & Jill Bathroom
Study - Family Bathroom - Garage - Off Road Parking
Stable Block - Front & Rear Gardens**

Set within a plot size of 0.62 of an acre and converted in the 1950s is this detached coach house located within the favourable "Warren Area" of Crowborough. This beautiful and extremely well presented family home benefits from well tended and manicured gardens, a stable block and tack room, a sweeping driveway offering ample off road parking and a single garage. Upon entry to the property is an impressive entrance hall which leads to a dining room currently used as a reading room, a beautiful large drawing room with a lovely working fireplace and a fabulous painted ceiling by a German artist. The kitchen is located to the rear of property and has room for a small breakfast table and chairs and located to the other side of the property and previously used as an annexe is a lounge and bedroom with direct access to the first floor. This property has two staircases with the main staircase leading up to the main bedroom suite with dressing area, a Jack & Jill bathroom and study. An inner landing provides access to a further two bedrooms and a family bathroom. This property is unique and a glance at the attached photos and floorplan will give a good indication as to the style and layout of the property.

ENCLOSED PORCH:

Blue quarry tiled flooring, window to side and glass decorative door opens into:

RECEPTION HALL:

Currently used as an office with seating area, traditional style radiator with seating area, attractive high ceilings, American oak flooring, sash window to front and beautiful stairs with wrought iron painted balustrade rises to the first floor.

CLOAKROOM:

Low level wc, sink set into a vanity unit with shelving/drawer storage and strip lighting above, large cupboard housing wall mounted security system, tiled flooring, radiator and window to rear.





DINING ROOM:

Currently used as a reading room with built-in chiffonier with glazed mirror above and attractive wrought iron panel, American oak flooring and sash window to front with fitted blind.

DRAWING ROOM:

Working fireplace with brown tiled hearth, brick cheeks and limestone mantel, high ceilings with attractive bespoke ceiling and painted beams, traditional style radiator with seating area, additional wall mounted radiator, wall lighting and benefiting from a triple aspect with windows to either side and sash window with fitted blinds to front.

KITCHEN/BREAKFAST ROOM:

Kitchen Area:

A traditional shaker style range of high and low level units with granite effect work surfaces, sink with mixer tap along with tiled splashbacks. Four-ring electric hob, built-in dishwasher and separate spaces for a washing machine and tall fridge/freezer. Tiled flooring, floor mounted Worcester Bosch boiler, two windows with painted wrought iron panel and fitted blinds to rear and a pantry with high and low level units, roll top work surface, area of shelving and obscured window to rear.

Breakfast Area:

Space for breakfast table and chairs, cupboard housing electric consumer unit, fitted carpet, radiator, obscured window to side, further window to rear with fitted blind and door opening to the rear patio and garden beyond.

LOUNGE:

Brick fireplace with quarry tiled cheeks, brick surround and wooden mantel, large under stairs cupboard currently housing tall freezer, fitted carpet, radiator, separate staircase rising to first floor bedroom, windows to side and rear and door to side return.

BEDROOM:

Currently used as a dining room featuring a fireplace with ornate surround, brick hearth and painted white mantel, built-in cupboard with areas of floating shelving, fitted carpet, radiator, windows to front and side and door opening to the front garden.

FIRST FLOOR LANDING:

Fitted carpet, radiator and window to front.

STUDY:

Walk-in airing cupboard housing hot water tank with areas of hanging storage and wooden slatted shelving, additional built-in cupboards, fitted carpet, radiator, door to Jack & Jill bathroom and window to front.

MAIN BEDROOM:

Built-in wardrobes with hanging rail and shelving, fitted carpet, French doors opening to a Juliet balcony to side, window to front and doors into:

DRESSING AREA:

Currently used as a small office comprising a fitted wardrobe, radiator and window to rear.

JACK & JILL BATHROOM:

Panelled bath with mixer tap, low level wc, sink with mirror above set into large vanity unit with shelving and drawer storage, bidet, wall mounted heated towel rail and traditional style radiator, fitted carpet, part tiled walling, window to rear and door into study.

BEDROOM:

Two wardrobes with hanging rails, fitted carpet, radiator and window to front.

INNER HALLWAY:

Fitted carpet, radiator, window to rear and access via a staircase down to lounge.

BEDROOM:

Feature fireplace, fitted carpet, radiator, window to front and high level window to side.

FAMILY BATHROOM:

Walk-in fully tiled enclosure with Triton shower, panelled bath, low level wc, sink with glass mirror and shaver point above, walk-in airing cupboard housing hot water tank and wooden slatted shelving, fitted carpet, part tiled walling, radiator and window to rear.

OUTSIDE FRONT:

Five bar wooden gate opens to a sweeping concrete drive leading to numerous areas of parking and a brick patio. The remainder of the garden is principally laid to lawn with mature trees and planting, raised Sussex stone flowerbeds, a stable block, greenhouse and single garage.

OUTSIDE REAR:

Predominantly laid to lawn with areas of planting and flower bed borders. In addition is a wooden summerhouse, paved patio, garden shed, outside tap and a store housing a secondary wall mounted boiler.

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. There is a farmers' market once a month and the luxury of plentiful free parking. 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 Bridge 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:

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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

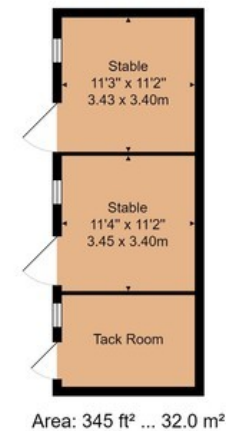
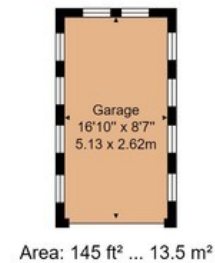
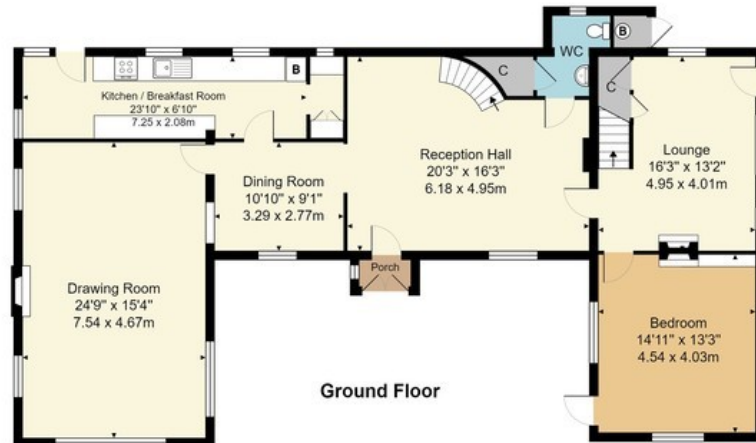
Heating - Gas

Rights and Easements - Neighbouring property has right of way over shared entrance driveway

The vendor informs us that there is an annual charge of £150.00 per annum for maintenance of the private road. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.



House Approx. Gross Internal Area
2944 sq. ft / 273.5 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.

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