



SUNNINGDALE, FIELDEN LANE  
CROWBOROUGH - £915,000



# Sunningdale

Fielden Lane, Crowborough, East Sussex, TN6 1TL

**Covered Entrance Porch - Entrance Hall - Study  
Downstairs Cloakroom - Sitting Room With Feature  
Fireplace - Kitchen/Dining Room - Utility Room - First Floor  
Galleried Landing - Main Bedroom Suite With En-Suite  
Wet Room - Three Further Bedrooms - Family Bathroom  
Off Road Parking - Double Garage - Landscaped Rear  
Gardens & Patios**

This exceptionally well presented four bedroom detached family house is located in the highly sought-after Warren Area of Crowborough. The property has been extensively remodelled and stylishly modernised by the current owners to an impressive standard. Recent upgrades include a contemporary kitchen and utility room, newly fitted bathrooms and en suites, a new boiler, a wood burner, and beautifully landscaped gardens. Now ready for new occupants, the home offers the perfect opportunity to enjoy all that Crowborough has to offer with the golf course just a stone's throw away, Ashdown Forest nearby, and the town centre with its full range of amenities within easy reach.

The spacious and versatile layout is ideal for modern family living or multi-generational households. Additional features include a large double garage, which offers potential for conversion (subject to the usual consents), and ample off-road parking. Early viewing is highly recommended.

## **COVERED ENTRANCE PORCH:**

LED downlighters, timber wood store, flagstone step to new composite oak effect front door with obscured windows to both sides.

## **ENTRANCE HALL:**

Stairs to first floor, understairs cupboard, porcelain tiling, column radiator with thermostat, wall mounted Hive thermostat, cupboard housing alarm and further shelving.









**STUDY:**

A good sized room with leaded double glazed window to front, slatted column style radiator with thermostat, porcelain flooring. Built-in desk unit with storage above.

**DOWNSTAIRS CLOAKROOM:**

Vanity wash basin with waterflow tap, dual flush low level WC, sensor lighting, radiator, mirrored wall, fully tiled porcelain surrounds, porcelain tiled flooring, LED downlighters, extractor fan.

**SITTING ROOM:**

A good sized triple aspect room having box bay with leaded light windows and two windows to the side. Feature fireplace with oak bressummer and inset 'Stoves' wood burner with brick surround, brick hearth and granite cheeks. Two further windows to each side. Carpet as fitted, LED column radiator, downlighters with dimmer. Glass panelled double doors open to:

**KITCHEN/DINING ROOM:**

The kitchen has a range of wall and base units with quartz worktop. Inset ceramic sink with Quooker tap. High level 'Bosch' inset twin ovens and four ring ceramic hob with extractor fan integrated wall mounted 'Bosch' microwave. Integrated 'Bosch' dishwasher, 'Bosch' full length fridge, 'Bosch' full length freezer and AEG wine cooler. Porcelain tiling, LED downlighters, Leaded light window overlooking the garden. The dining area has two double glazed full length French doors opening onto the garden, further wall and base unit with glass cabinets, continuation of porcelain tiling, column radiator, LED downlighters, pelmet lighting. Window to side. Glass panelled door through to:

**UTILITY ROOM:**

Large area with a range of wall and base units having Butler sink with vegetable washer, wooden worktops with upstand, porcelain tiling. Integrated 'Bosch' microwave and integrated fridge and freezer. Cupboard housing 'Vaillant' boiler and cupboard housing space for washing machine and tumble dryer. uPVC panelled door through to side return and large window overlooking the garden to the rear.

Stairs from entrance hall with wooden balustrades and glass inserts lead to:

**FIRST FLOOR GALLERIED LANDING:**

Large twin cupboard, windows to front, column radiator, loft access, door to:

**MAIN BEDROOM SUITE:**

Dressing Area: Two large wardrobe cupboards with hanging rails. Arch through to: Bedroom Area: Double aspect with windows to side and rear. Carpet as fitted, column radiator with thermostat. Door to:

**EN-SUITE WET ROOM:**

Shower with rainfall shower head and separate shower attachment, tiled surrounds, dual flush low level WC, marble vanity wash hand basin with water flow tap and wooden cabinet and storage under. Tiled walls and flooring, LED downlighters, extractor fan. The wet room has remote control operation via wall mounted system. Two double glazed windows to side.

**BEDROOM:**

Double glazed window overlooking the garden. Wardrobe cupboards with hanging rails, column radiator, carpet as fitted.

**BEDROOM:**

Double glazed window to front with lovely views to the west over the Ashdown Forest. Built-in panelled wardrobe with hanging rail, column radiator with thermostat, carpet as fitted.

**BEDROOM:**

Double glazed window overlooking the garden. Carpet as fitted.

**FAMILY BATHROOM:**

Freestanding copper 'Witt & Berg' rolltop bath with side taps and extra shower attachment, twin vanity wash hand basin with mixer taps and storage under, dual flush low level WC. Tiled surrounds, large mirrored wall, column heated towel rail, dimmer lights, LED downlighters. Obscured double glazed window to side.

**OUTSIDE FRONT:**

To the front of the property there is a large pea shingle gravelled drive with the front garden being mostly laid to lawn with hedge borders to the front. There is a double garage with electric up and over door and pitched style roof and uPVC personal door to side, outside lighting. To the side of the property is a patio area providing bin storage. The side garden is mainly laid to lawn.







**OUTSIDE REAR:**

The rear garden has been extensively landscaped by the current owners to include a large porcelain tiled seating area with steps going to raised lawn area which sweeps its way around the side of the property to a waterfall feature. Amphitheatre style central seating area which provides a wonderful outside entertaining space.

**SITUATION:**

The property is situated close to the famous Beacon golf course on the edge of the favoured Warren area, yet being within easy access to the town centre. The town provides good shopping facilities, schooling and there is main line rail service at nearby Jarvis Brook with trains to London in approximately one hour. There are excellent recreational facilities including golf at Crowborough Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. The property also gives very easy access to the famous Ashdown Forest with its superb walks and riding facilities. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 8 miles distance, whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

G

**VIEWING:**

By appointment with Wood & Pilcher 01892 665666

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

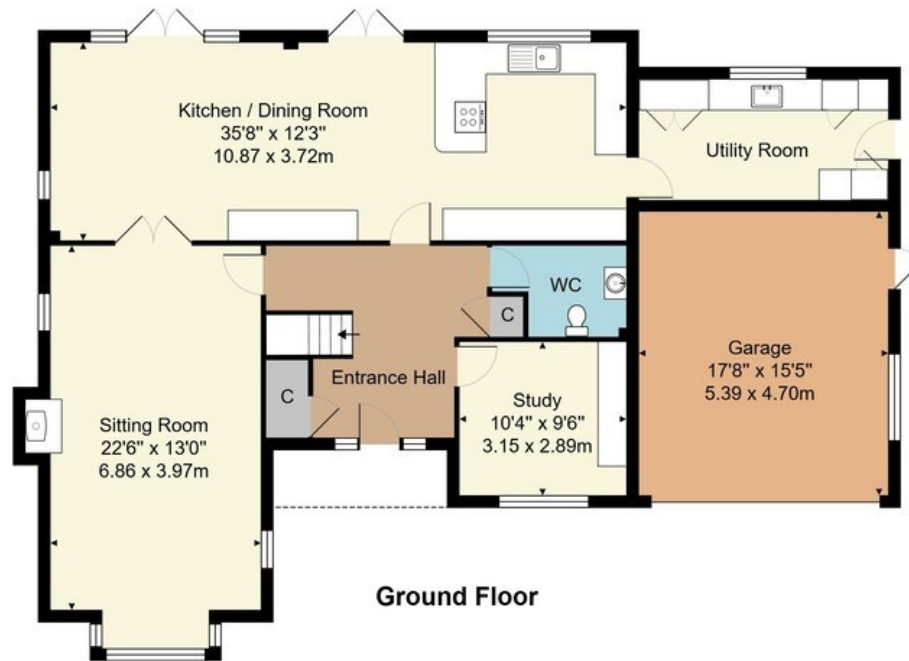
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

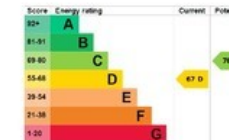
Heating - Gas







House Approx. Gross Internal Area 2201 sq. ft / 204.5 sq. m  
Approx. Gross Internal Area (Incl. Garage) 2495 sq. ft / 231.8 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)







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