



MIDDLESHAM HOUSE, HURTIS HILL  
CROWBOROUGH - £975,000





# Middlesham House

Hurtis Hill, Crowborough, TN6 3AB

**Entrance Porch - Entrance Hall - Downstairs Cloakroom**  
**Sitting Room - Dining Room - Kitchen/Diner - Utility Room**  
**Boot Room - Vaulted Garden Room - Six Bedrooms - Three**  
**En Suite Shower Rooms - Family Bathroom**  
**Off Road Parking - Double Cart Barn**  
**Front & Rear Gardens**

Offered to the market with no onward chain, this six-bedroom detached family house is in a desirable semi-rural setting on the sought-after south side of Crowborough. Positioned within walking distance of the Beacon Golf Course and enjoying excellent access to the renowned Ashdown Forest. Built in 2011, this impressive home is arranged over three floors and has been lovingly maintained. The spacious and well-proportioned accommodation is ideal for growing families or those seeking versatile living arrangements. Externally, the home benefits from ample off-road parking, a double cart barn, and a well-tended rear garden and patio. This is a rare opportunity to acquire a much-loved home that is ready to welcome its next owners in a highly regarded location.

## **ENTRANCE PORCH:**

Glass panelled timber front door opening into:

## **ENTRANCE HALL:**

Cupboard with coats hanging area with light, oak staircase to first floor, understairs cupboard with shelving, tiled flooring and two obscured windows to front.

## **DOWNSTAIRS CLOAKROOM:**

Dual flush wc, vanity wash hand basin, tiled flooring with underfloor heating, extractor fan and obscured window to side.







**SITTING ROOM:**

Feature fireplace incorporating a wood burning stove with flue, oak bressummer above, brick surround and granite hearth. Tiled flooring with underfloor heating and window to front.

**DINING ROOM:**

Space for dining furniture, tiled flooring with underfloor heating and double aspect with windows to front and side.

**KITCHEN/DINER:**

Range of wall and base units with granite worktops over incorporating a stainless steel sink with mixer/filter water tap. Four ring induction hob with extractor fan over, twin eye level Neff ovens with integrated microwave above and an integrated Bosch dishwasher. Space for breakfast table and chairs, tiled flooring with underfloor heating and window to rear.

**UTILITY ROOM:**

Range of wall and base units with stainless steel sink and swan mixer tap, space for washing machine and separate tumble dryer, tiled flooring with underfloor heating and window to side.

**BOOT ROOM:**

Wall mounted Alpha gas boiler, cupboard housing underfloor heating manifolds, tiled flooring, window to side and door opening to side return.

**VAULTED GARDEN ROOM:**

Tiled flooring with underfloor heating, windows to all sides and bifold doors opening to rear patio.

**GALLERIED FIRST FLOOR LANDING:**

Oak balustrades, fitted carpet, radiator and window to front.

**MAIN BEDROOM:**

Fitted carpet, radiator, two windows to rear and door to:

**EN SUITE SHOWER ROOM:**

Tiled shower enclosure with rainfall showerhead and separate shower attachment, dual flush low level wc and vanity wash hand basin with storage under. Chrome heated towel rail, mirrored wall, cupboard with lighting, tiled walling and flooring, extractor fan and obscured window to side.

**BEDROOM:**

Fitted carpet, radiator, window to front and door into:

**EN SUITE SHOWER ROOM:**

Tiled enclosure with integrated shower and extra shower attachment, dual flush low level wc and vanity wash hand basin. Chrome heated towel rail, mirrored cupboard with lighting, extractor fan and tiled flooring and walling.

**BEDROOM:**

Fitted carpet, radiator and window to rear.

**BEDROOM:**

Fitted carpet, radiator and window to front.

**FAMILY BATHROOM:**

Panelled bath with shower attachment over and tiled surrounds, dual flush low level wc and vanity wash hand basin with storage under. Mirrored cupboard with lighting, chrome heated towel rail, tiled flooring, extractor fan and obscured window to side.

**SECOND FLOOR LANDING:**

Fitted carpet and Velux style roof window.

**BEDROOM:**

Two wardrobe cupboards, eaves storage, fitted carpet, radiator and Velux roof window.

**BEDROOM:**

Fitted wardrobe, eaves storage, fitted carpet, radiator and door into:

**EN SUITE SHOWER ROOM:**

Tiled walk-in enclosure with shower attachment, dual flush low level wc and vanity wash hand basin. Chrome heated towel rail, mirrored wall cupboard and extractor fan.

**OUTSIDE FRONT:**

Five bar gate opens to an expansive pea shingle drive providing off road parking and access to a double cart barn with power, timber gate to rear, and all enclosed by fence boundaries.

**OUTSIDE REAR:**

Large area of garden principally laid to lawn with an attractive raised decked area featuring a rotating garden sphere with seating. Timber summerhouse with power and light and all enclosed by fence boundaries.







**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:**

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**TENURE:**

Freehold

**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

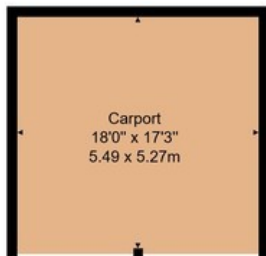
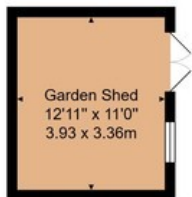
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas



House Approx. Gross Internal Area  
2667 sq. ft / 247.8 sq. m  
(Excl. Carport & Shed)



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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