

REAR VIEW

MOY COTTAGE, FIELDEN LANE  
CROWBOROUGH - £1,250,000



# Moy Cottage

Fielden Lane, Crowborough, TN6 1TL

**Open Porch - Entrance Hall - Cloakroom - Sitting Room  
Dining Room - Kitchen/Breakfast/Family Room - Utility  
Five Bedrooms - Two En Suite Bathrooms - Separate WC  
Off Road Parking - Single Garage & Workshop  
Beautiful Well Tended Front & Rear Gardens**

Coming to the market for the first time in over 30 years, this impressive detached family home—originally built by Connors Brothers in 1923—is set over three floors and located in the highly sought-after Warren area of Crowborough. Rich in character, the property boasts a wealth of original features including elegant fireplaces in most rooms, an original balcony, high skirting boards, picture rails, original wood flooring, and functioning wooden service bells. Lovingly maintained over the years, the home now benefits from recently installed Heritage aluminium windows, blending traditional charm with modern comfort. A substantial solid wood front door opens into a striking L-shaped hallway. The bright and airy sitting room enjoys a triple-aspect layout, complete with French doors that lead onto a terrace—perfect for morning coffee or relaxing in the sun. The spacious dining room comfortably accommodates a large table and provides access to a generous veranda, currently used for log storage. The kitchen is styled in a traditional manner and offers ample space for a breakfast table. The kitchen opens into an extended family room, ideal for modern living, with a cozy seating area and bifold doors that open out to the patio and garden. A useful utility room adjoins this space. Upstairs on the first floor are four bedrooms with the main bedroom benefiting from an en suite bathroom and a further bedroom is currently used as a study also connects to a second en suite/family bathroom. This room offers flexible potential: with the simple addition of a stud wall, it could become a fully separate bedroom and there is scope to create an additional en suite in the large walk-in cupboard. A staircase leads to the top floor, where a large walk-in attic room offers excellent storage. Another bedroom on this level provides access to further storage areas and additional attic space. Externally, the front garden is mature and well-maintained, with areas for off-road parking and access to a garage. A wooden gate leads to the rear garden, a true highlight of the property, featuring a variety of mature trees and fruit trees, raised flowerbeds, a summer house, ornamental pond, and greenhouse, set within a plot of just under half an acre.





**OPEN PORCH:**

Brick walling, quarry tiled entrance, outside light and solid wooden door into:

**L-SHAPED ENTRANCE HALL:**

Fitted carpet, smoke alarms, ceiling beam, dual aspect with two windows to the rear and a bay window with seating area to the front.

**CLOAKROOM:**

Low level wc, pedestal wash hand basin with traditional Bristan taps, oak engineered flooring, coats hanging area, fitted carpet and window to the front with roller blind.

**SITTING ROOM:**

Contemporary Stovak log burning stove, dark grey slate cheeks, wooden hearth and wooden oak beam above. Original wooden floorboards, three traditional style radiators, windows to front and rear and French doors lead out to a decked terrace and onwards to the rear garden.

**DINING ROOM:**

Original feature fireplace, dark wood mantel and black slate hearth. Original polished dark Oak flooring, two radiators, window to rear and door opens out to a veranda currently being used as a log store.

**KITCHEN/BREAKFAST/FAMILY ROOM:**

Kitchen/Breakfast Area

A bespoke traditional style kitchen fitted with a range of high and low level units with under unit lighting, black and grey granite rolltop worksurfaces, tiled splashbacks, double Butler sink with traditional style Barber Wilson's mixer tap. Appliances include a traditional Aga with four ovens, two hot plates and warming plate, two low level built-in fridges and a dishwasher. In addition is a large breakfast bar with cupboards below and plenty of room for a good size breakfast table and chairs. Oak engineered flooring, radiator, triple aspect with window to front, rear and side.

Family Room Area:

Plenty of room for sitting room furniture, walk-in larder with an abundance of open shelving and window to the front, Fired Earth tiled flooring and bifold doors open out to a patio and garden beyond.

**UTILITY ROOM:**

Butler sink with traditional style taps, separate spaces for a washing machine, tumble dryer and tall freezer. Wall mounted Worcester Bosch boiler, floating shelving, Fired Earth tiled flooring, wall mounted gas meter, extractor fan and window to the side.

A bespoke wooden staircase with wood panelling to the side and recently installed carpet leads up to the first floor landing.

**L-SHAPED FIRST FLOOR LANDING:**

Fitted carpet, radiator and a large bay window to front with seating area beneath.

**MAIN BEDROOM:**

Original white painted feature fireplace with white painted mantel, fitted carpet, radiator, windows to front, side and rear along with a door opening out to a balcony which offers fabulous views over the rear garden. Door to En suite bathroom

**EN SUITE BATHROOM:**

Cast iron claw feet rolltop bath with traditional Beaumont taps, walk-in shower enclosure with traditional style Aqualisa wall mounted shower, low-level wc and traditional pedestal wash and basin. Wall mounted chrome heated towel rail, wood effect laminate flooring, extractor fan, part tiled walling and window to the front.

**BEDROOM/STUDY:**

Currently being used as a study featuring an original feature fireplace, large walk in cupboard with scope to add an ensuite shower room. High level cupboard with shelving, wood effect laminate flooring, radiator, window to front and Velux window to the side.

**EN SUITE BATHROOM:**

Wood panelled bath and mixer tap, corner fully tiled shower enclosure with Aqualisa shower, low-level wc, circular wash hand basin with mixer tap set onto a contemporary style open unit with glass top. Wood flooring, wall mounted chrome towel rail, extractor fan and window to the front.

**BEDROOM:**

Original white painted feature fireplace with white painted mantel and a double fitted wardrobe with cupboard above. Traditional style corner sink with traditional taps, radiator, two windows to the rear and door opening to a balcony with views over the garden.

**BEDROOM:**

Feature iron fireplace with white surround and mantel over, areas of open shelving, radiator, wood effect flooring and window to front.

**WC:**

Refurbished last year, low-level wc and set into a white contemporary vanity unit with shelving, recently updated fitted carpet, radiator and window to the front.

A wooden staircase with recently installed light beige carpet leads up to the second floor.

**TOP FLOOR LANDING:**

Recently installed fitted carpet and door into walk-in attic area housing the hot water tank and solar panel controls.

**BEDROOM:**

Enjoying fabulous far reaching views to rear and comprising of open shelving, large walk in cupboard and additional eaves storage, fitted carpet, radiator and window to rear.

**OUTSIDE FRONT:**

Concrete driveway providing off-road parking and access to a single garage, to the opposite side of the house wooden five bar gates open to a further area of parking. The remainder of the front area of garden features,



attractive paved walkways, an area laid to lawn, raised flower bed borders, mature shrubs to include Azaleas and Camellia's, climbing hydrangea and climbing rose.

#### **OUTSIDE REAR:**

The beautiful mature rear garden includes a decked terrace with wooden balustrade, two large paved patios along with a smaller secluded patio. There is large ornamental pond with lilies and aerator plants and a waterfall. Mature trees include a maple tree, acers, rhododendrons, azaleas and clematis. Fruit trees include a flowering Morello cherry, apple, plum and damson along with various raised flower bed borders with brick surrounds. The remainder of the garden is mainly laid to lawn with a summerhouse, greenhouse and two compost areas.

#### **GARAGE:**

A roller door provides access to the garage with concrete flooring, door into a good sized workshop and doors to the side and rear gardens.

#### **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.

**TENURE:** Freehold

**COUNCIL TAX BAND:** G

**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





**First Floor**



**Second Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

House Approx. Gross Internal Area  
2908 sq. ft / 270.1 sq. m

Garage/Workshop Approx. Internal Area  
284 sq. ft / 26.4 sq. m



**Ground Floor**

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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