



PINEWOOD CHASE
CROWBOROUGH - £1,100,000



3 Pinewood Chase

Crowborough, TN6 1TY

Entrance Hall - Downstairs Cloakroom - Study - Sitting Room - Dining Room - Kitchen/Breakfast Room - Family Room - Utility Room - Five Bedrooms - En Suite Bathroom - Family Bathroom - Double Garage - Off Road Parking - Front & Rear Gardens

Built in 1994 by the renowned Berkeley Homes and set within a quiet residential and desirable cul-de-sac, this detached family home has been recently updated with brand new carpets throughout and full redecoration. Upon entering, you are welcomed by a bright and spacious hallway, benefiting from the abundance of natural light provided by the many double and triple aspect rooms. A convenient downstairs cloakroom is also accessible from the hallway. The elegant sitting room includes a charming feature fireplace and opens directly onto the rear decked patio and garden, perfect for indoor-outdoor living. Additional ground floor accommodation includes a generous study, a separate dining room, and a traditional-style kitchen with ample space for dining furniture, along with direct access to the garden. A vaulted family room with a wood-burning stove offers a cosy retreat, while a practical utility room and side access adds convenience. Upstairs, the property offers five well-proportioned bedrooms, all with fitted wardrobes. The main bedroom includes an en-suite bathroom, and there is a separate family bathroom serving the remaining bedrooms. Externally, the property boasts a spacious driveway with off-road parking for multiple vehicles and access to a double garage with storage area. A private courtyard garden sits to the side, leading to a sunny rear garden with newly decked patio areas, ideal for outside entertaining. Offered to the market with no onward chain, this spacious and well appointed home is not to be missed and needs to be viewed without delay.

OPEN PORCH:

Quarry tiled paving, recessed outside lighting and door into:

ENTRANCE HALL:

Recently fitted carpet, radiator and a good size under stair cupboard with shelving.





CLOAKROOM:

Low level wc, pedestal wash hand basin with mixer tap, floating areas of shelving, wood effect flooring, radiator, part tiled walling and obscured window to rear.

STUDY:

Ample built-in bookshelves, fitted carpet, radiator and window to front.

SITTING ROOM:

Working fireplace with antique surround, cast iron insert and marble effect hearth and mantle, recently fitted carpet, two radiators, triple aspect with windows to front and side both with fitted blinds and French doors opening out to a rear decked patio and garden beyond.

DINING ROOM:

Recently fitted carpet, wall lighting, radiator and triple aspect with windows to either side and rear.

OPEN PLAN KITCHEN/BREAKFAST ROOM:

Kitchen Area:

Range of high and low level traditional style units with feature under unit lighting, granite effect work surfaces incorporating a sink with mixer tap. Integrated appliances include a high level fan assisted double oven, 4-ring gas hob with extractor fan above, a dishwasher and space for tall fridge/freezer. Tiled flooring and window to front.

Breakfast Area:

Space for breakfast table and chairs, tiled flooring, radiator, window to rear and French doors opening to rear decked patio and garden beyond.

FAMILY ROOM:

Architecturally designed with feature wood burning stove, attractive brick hearth and solid oak mantle, vaulted ceiling with wooden beams, oak flooring with underfloor heating, wall lighting, triple aspect with two high level windows either side and French doors open out to the rear garden.

UTILITY ROOM:

Range of high and low level hand painted units with feature under unit lighting, black granite work surface incorporating a stainless steel sink with swan mixer tap, a washing machine and tumble dryer, cupboard housing Worcester Bosch boiler. Oak engineered flooring with underfloor heating, large loft hatch and door to side access.

FIRST FLOOR LANDING:

Recently fitted carpet, smoke alarm, loft hatch and large airing cupboard housing water cylinder with wooden slatted shelving.

MAIN BEDROOM:

Two double wardrobes and a single wardrobe, recently fitted carpet, radiator, window to rear and door into:

EN SUITE BATHROOM:

Panelled bath with traditional style mixer tap and handheld shower attachment, fully tiled enclosure with Aqualisa shower, low level wc, pedestal wash hand basin with mixer tap, low level wc and, bidet. Chrome heated towel rail, wood effect flooring, part tiled walling, two fitted mirrors, shaver point, chrome heated towel rail and obscured window to rear with fitted blind.

BEDROOM:

Double fitted wardrobe, recently fitted carpet, radiator and window to front with fitted blind.

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Double fitted wardrobe, recently fitted carpet, radiator and window to rear.

FAMILY BATHROOM:

Corner enclosure with rainfall showerhead and additional wall mounted shower attachment, low level wc, sink with swan mixer tap set into a vanity unit with two pull-draws and glass cabinet above. Tiled flooring, fully tiled walling, extractor fan and obscured window to front with fitted blind.

OUTSIDE:

Gravelled drive leads to two garages accessed via up/over doors with concrete flooring and entry to a store room offering space for white goods. The remainder of the front garden is principally laid to lawn with flower bed borders and mature trees. A bespoke iron gate opens with access to the side courtyard area of garden with limestone paved patio accompanied by raised flower bed borders, mature areas of planting and an outside water tap.

The fully enclosed, south facing private rear garden enjoys two recently laid decked patio areas with the remainder of the garden being mainly laid to lawn along with flower bed borders, mature trees including Azaleas and Rhodendrons. There is a large hidden wooden shed and an attractive wooden pergola with climbing Clematis and a selection of fruit trees.

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:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

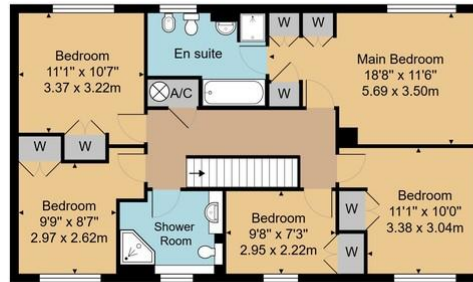
Mobile Phone Coverage search Ofcom checker

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

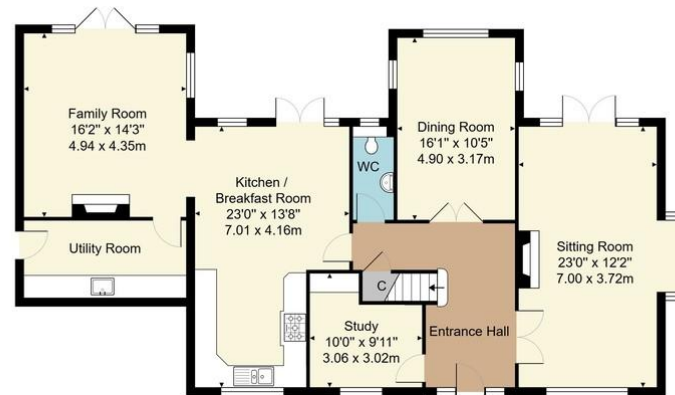
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

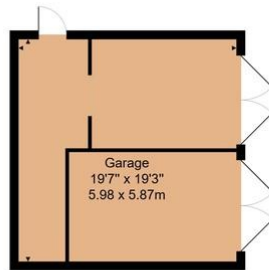




First Floor



Ground Floor



House Approx. Gross Internal Area
2321 sq. ft / 215.6 sq. m

Garage Approx. Internal Area
378 sq. ft / 35.1 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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