



OAK COTTAGE, HURTIS HILL
CROWBOROUGH - £1,100,000

Oak Cottage

Hurtis Hill, Crowborough, TN6 3BL

**Entrance Porch - Entrance Hall/Snug Area - Downstairs
Cloakroom - Sitting Room - Dining Room - Open Plan
Kitchen/Breakfast Room & Family Room - Utility Room
Boot Room - Master Bedroom With En Suite Bathroom
Further Bedroom With En Suite Shower Room - Two
Further Bedrooms - Family Bathroom - Off Road Parking
Carport/Garage/Wood Store - Ample Off Road Parking**

Oak Cottage is a beautifully presented detached home that has been meticulously extended and renovated by the current owner to an exceptionally high standard. Constructed of traditional Sussex stone, the property sits within a generous plot of 0.61 acres and enjoys a southerly rear aspect, making it an ideal setting for outdoor entertaining. The accommodation is thoughtfully arranged and features a stunning open-plan living space, which includes a high-spec kitchen/breakfast room and a family room with bi-fold doors opening onto the rear garden. A sky lantern has been strategically placed to flood the space with natural light. On the ground floor, you'll also find a welcoming entrance hall, a downstairs cloakroom, a cosy snug with a wood burner, a double-aspect sitting room, a separate study, a formal dining room, and a generously sized utility and boot room. Upstairs, there are four well-proportioned bedrooms, two of which benefit from en suite facilities, in addition to a spacious family bathroom. Externally, the property is approached via electric timber gates leading to a substantial off-road parking area and a double cart barn/garage, one side of which is secure. The rear gardens are a particular highlight, with established planting, a large expanse of lawn, and an abundance of character throughout. Combining traditional charm with modern comforts, Oak Cottage is a rare example of a property that seamlessly blends character with contemporary living. home.

Glass panelled timber front door opens into:

ENTRANCE PORCH:

Coats hanging area, flagstone flooring with underfloor heating, two windows to either side and glass panelled timber front door opening:





ENTRANCE HALL:

Storage cupboard, flagstone flooring with underfloor heating, stairs to first floor with understairs cupboard and a snug area with a feature fireplace incorporating a wood burning stove with slate hearth and stone surround.

CLOAKROOM:

Dual flush low level wc, wash basin, column radiator, flagstone flooring and obscured window to side.

STUDY:

Beamed ceiling, column radiator, stone flooring and window to front.

SITTING ROOM:

Feature fireplace with oak bressummer, wood burning stove and slate hearth, beamed ceiling, two column radiators, fitted carpet and two large windows to front and rear.

DINING ROOM:

Feature fireplace with wood mantle, brick surround and hearth, beamed ceiling, flagstone flooring with under floor heating and box bay window to rear with views over rear garden.

OPEN PLAN KITCHEN/BREAKFAST ROOM & FAMILY ROOM:

Kitchen/Breakfast Room:

Extensive range of modern wall and base units with wooden worktops over incorporating a Butler sink with vegetable washer. Appliances include a 5 ring gas hob, rangemaster style oven with steel backplate and extractor fan over and an integrated dishwasher. Centre island with wooden worktops over, storage below and a breakfast bar with space for bar stool seating, flagstone flooring with underfloor heating and two windows to front.

Family Room:

Plenty of space for informal table and chairs and sofa seating, flagstone flooring with underfloor heating, sky lantern and wooden bifold doors opening to the rear patio and garden.

UTILITY ROOM:

Range of wall and base units with worktops over and a stainless steel sink with mixer tap, cupboard housing pressurised hot water system and Viessman gas boiler. Space for washing machine, tumble dryer and fridge/freezer, wall mounted consumer unit, windows to front and and split wooden stable door to side.

BOOT ROOM:

Extensive range of floor to ceiling storage cupboards, stone flooring and window to rear.

FIRST FLOOR LANDING:

A galleried landing with access to loft via a drop down ladder and doors to:

MASTER BEDROOM:

Walk-in wardrobe with hanging areas and a radiator, further wardrobe cupboard with hanging areas and a column radiator and window to rear. The bedroom area comprises of two radiators, fitted carpet, windows to front and rear and door into:

EN SUITE BATHROOM:

Panelled bath with side taps, shower attachment and tiled surrounds, tiled walk-in enclosure with rainfall showerhead and extra shower attachment, dual flush low level wc, vanity wash hand basin with waterfall mixer tap and storage below. Attractive tiled flooring, chrome column radiator, mirror sensor wall lighting and an extractor fan.

BEDROOM:

Built-in wardrobe cupboard, column radiator, fitted carpet, window to front and door into:

EN SUITE SHOWER ROOM:

Walk-in enclosure with rainfall showerhead, dual flush low level wc, vanity wash hand basin with waterfall mixer tap and storage below, mirrored wall, chrome heated towel rail, tiled flooring and obscured window to side

BEDROOM:

Wardrobe cupboard, fitted carpet, two column radiators and windows to front and rear.

BEDROOM:

Wardrobe cupboard, feature fireplace with wooden mantle, brick surround, iron basket and brick hearth, fitted carpet, radiator and window to rear with views over rear garden.

FAMILY BATH ROOM:

Panelled bath with integrated shower over, side taps and tiled surrounds, dual flush low level wc, vanity wash hand basin with waterfall mixer tap and storage below, mirrored wall, spiral chrome floor to ceiling radiator, laminate flooring and obscured window to front.

OUTSIDE FRONT:

Electric timber double gates open to a pea shingled driveway providing off road parking for ten to twelve vehicles, garage, carport and covered wood store. Timber gates either side of the property with access to the rear garden.

OUTSIDE REAR:

A southerly facing rear garden featuring an expansive patio with plenty of room for outside garden furniture, a large expanse of lawn with timber outbuilding, pergola and a seating area with flagstone paving, power and light. In addition is a raised vegetable garden, pond with stone surround and a vast selection of various trees, shrubs and planting.

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 01892 665666.

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

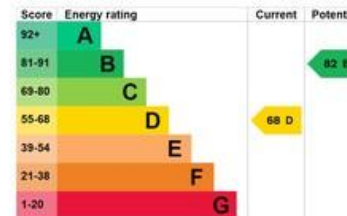
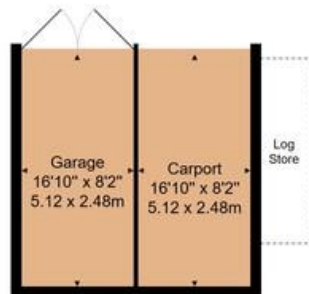
Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Heating





House Approx. Gross Internal Area 2732 sq. ft / 253.8 sq. m
 Approx. Gross Internal Area (Inc. Garage) 3011 sq. ft / 279.8 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.

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