

An aerial photograph of a two-story Tudor-style house with a red-tiled roof and half-timbered upper floors. The house features a large glass-enclosed porch and a brick base. It is surrounded by a well-maintained garden with a lawn, a paved patio area with outdoor furniture, and a stone wall. The property is bordered by a high green hedge on the left and a stone wall on the right. The sky is blue with scattered white clouds.

THE OLD STABLES, AVIEMORE ROAD
CROWBOROUGH - £1,050,000

The Old Stables

Aviemore Road, Crowborough, TN6 1QU

Timber Vaulted Entrance Porch - Entrance Hall
Downstairs Shower Room - Sitting Room - Study - Open
Plan Bespoke Kitchen/Dining/Family Room - Utility Room
Four Bedrooms - En Suite Bathroom - En Suite Shower
Room - Family Bathroom - Off Road Parking
Double Cart Barn - South Westerly Facing Garden

The Old Stables is a beautifully presented, detached family home, built approximately thirteen years ago and set on an elevated plot with views towards the Ashdown Forest, in the highly sought-after "Warren" area of Crowborough. Originally constructed by Potton in a charming heritage style, the property showcases an abundance of exposed timber beams and structural features that add character and distinction throughout. The ground floor boasts a stunning bespoke kitchen by Jones Britain, which seamlessly flows into a spacious dining/family room, perfect for entertaining guests or enjoying quality time with loved ones. A spacious sitting room with a charming inglenook fireplace is also included, along with a separate study. Upstairs, the property offers four generously sized bedrooms, two of which benefit from en suite facilities. Several rooms also enjoy far-reaching views over the surrounding countryside. Externally, a south-westerly facing garden is bathed in sunlight and opens effortlessly from the kitchen/dining/family room via stylish bifold doors, creating an inviting space for indoor-outdoor living. There is ample off-road parking, complemented by a double cart barn. This thoughtfully designed and much-loved home is now ready to welcome new owners who will appreciate it just as much as the current owner.

TIMBER VAULTED ENTRANCE PORCH:

Flagstone paving and glass panelled timber front door opening into:





ENTRANCE HALL:

Coir matting, floor to ceiling window to side, stairs to first floor and a understairs storage cupboard.

SITTING ROOM:

A beautiful triple aspect room featuring an Inglenook fireplace with oak bressummer, brick inset and hearth incorporating an iron basket, three radiators, fitted carpet, bay window to front, two windows to side and two windows to rear.

KITCHEN/DINING/FAMILY ROOM:

Kitchen:

A bespoke Jones Britain designed kitchen featuring an extensive range of wall and base units with granite worktops/upstands over incorporating a one and half bowl stainless steel sink with mixer tap. Integrated appliances include an eye level double oven and microwave, 4-ring hob with extractor fan, dishwasher, fridge and freezer. In addition are further wall units to include a dresser with shelving, glass display cupboards, floor to ceiling pantry cupboard, additional storage cupboards and a granite breakfast bar with space for informal seating below. Tiled flooring and a large window to front.

Dining & Family Room Areas:

Exposed flooring and beams, two radiators, three windows to side and double timber glass panelled doors opening to side and bifold doors opening to front patio.

UTILITY ROOM:

Range of wall and base units with wooden worktops and tiled splashbacks over, space for washing machine and tumble dryer, recently installed wall mounted Viessman gas boiler, cupboard housing Megaflow hot water system with further shelving, tiled flooring, radiator, window to rear and glass panelled door to side return.

STUDY:

Exposed floorboards, radiator and window to rear.

DOWNSTAIRS SHOWER ROOM:

Tiled walk-in enclosure with integrated shower, dual flush wc, vanity wash hand basin with storage beneath, chrome heated towel rail, tiled flooring with underfloor heating and obscured window to rear.

FIRST FLOOR LANDING:

A galleried landing with walk-in storage cupboard, loft access, radiator and window to side.

MAIN BEDROOM:

Extensive range of wardrobe cupboards, fitted carpet, radiator, dormer window to front, large window to side with views towards the North Downs and door into:

EN SUITE BATHROOM:

Large tiled enclosure with integrated shower, panelled bath, dual flush wc, tiled flooring with underfloor heating, Velux window and further window to front.

BEDROOM:

Wardrobe cupboard, fitted carpet, radiator, window to side and door into:

EN SUITE SHOWER ROOM:

Tiled enclosure with integrated shower, dual flush low level wc, vanity wash hand basin with mixer tap, chrome heated towel rail, tiled flooring with underfloor heating, extractor fan and Velux roof window.

BEDROOM:

Wardrobe cupboards, fitted carpet, radiator and window to side.

BEDROOM:

Fitted carpet, radiator, window to rear and Velux roof window.

FAMILY BATHROOM:

Panelled bath with integrated shower over and tiled surrounds, dual flush wc, bidet, vanity wash hand basin with mixer tap, chrome heated towel rail, shaver points, tiled flooring with underfloor heating and obscured window to side.

OUTSIDE:

Double timber gates open to an extensive area for off road parking along with a oak and tiled open double cart barn with power and light. The south westerly area of garden features a large patio ideal for outside seating and entertaining and a pergola leads to a generous area laid to lawn with timber shed and all enclosed by hedge borders.

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





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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