



THE GLADE, INNAMS WOOD
CROWBOROUGH - £995,000



The Glade

Innhams Wood, Crowborough, TN6 1TE

**Entrance Hall - WC - Sitting Room - Dining Room
Conservatory - Kitchen/Breakfast Room - Utility Room
Integrated Double Garage - Main Bedroom With Dressing
Room & En Suite Bathroom - Four Further Bedrooms
Family Bathroom - Shower Room - Off Road Parking
Front & Rear Gardens**

An immaculately presented and energy efficient five-bedroom detached family home set in a good size plot of over a third of an acre. The current owners have remodelled and redesigned this home to exceptional quality with high quality fittings to include a Schmidt designer kitchen and beautiful bathrooms with attractive sanitary ware. Externally are wonderful manicured gardens, ample off road parking and an integrated double garage. Very rarely do you find homes with this amount of attention to detail and a glance at the attached photos and floorplan will give a good indication as to the style and layout of the property.

Timber covered entrance porch with quarry tiled paving, outside lighting and composite front door opens into:

ENTRANCE HALL:

Coir entrance matting, under stairs cupboard, oak flooring, stairs to first floor, radiator, LED lighting and wall mounted alarm.

WC:

High quality sanitary ware comprising a low level wc, pedestal wash hand basin, tiled flooring, LED lighting and obscured window to rear.





SITTING ROOM:

Oak flooring, large window to front and sliding patio doors open into:

CONSERVATORY:

Two Dimplex wall heaters, tiled flooring, lantern style roof and French doors opening to rear patio.

DINING ROOM:

Oak flooring, radiator and large window to front.

KITCHEN/BREAKFAST ROOM:

Breakfast Area:

Double doors opening to rear patio, column style radiator, tiled flooring and LED lighting.

Kitchen Area:

High quality Schmidt fitted kitchen featuring a range of base units with work surfaces and attractive upstands over incorporating a one and half bowl composite sink with vegetable washer style tap. Appliances include an eye level oven, induction hob with extractor, microwave, dishwasher and space for a fridge/freezer. Tiled flooring and large window to rear.

UTILITY ROOM:

Base unit with space for washing machine and tumbler dryer, composite sink with swan mixer tap, chrome heated towel rail, tiled flooring, window to rear, obscured door to side and personal door into garage.

INTEGRATED DOUBLE GARAGE:

The garage has been refitted and is currently used as a gym/playroom with panelled walls, composite flooring, LED lighting and roller door to front.

FIRST FLOOR LANDING:

Loft access with dropdown wooden ladder and window to rear.

BEDROOM:

Two large windows overlooking the front garden, two radiators, laminate flooring and two doors with access into:

DRESSING ROOM:

Radiator, laminate flooring and window overlooking the rear garden.

EN SUITE BATHROOM:

Walk-in rainfall remote controlled showerhead with separate shower attachment and side taps, freestanding bath with side taps, dual flush wc, vanity wash hand basin, chrome heated towel rail, LED lighting and attractive wall and floor tiling.

BEDROOM:

Walk-in cupboard, radiator, wood laminate flooring and window to rear.

BEDROOM:

Radiator, laminate flooring and window to front.

BEDROOM:

Wardrobes cupboards, radiator, wood laminate flooring and window to front.

BEDROOM:

Radiator, wood laminate flooring and window to front.

FAMILY BATHROOM:

Freestanding bath with side taps and shower attachment, dual flush low level wc, pedestal wash hand basin, mirrored wall cabinet, chrome heated towel rail, airing cupboard with hot water tank and shelving, vinyl flooring, extractor fan, LED lighting and obscured window to rear.

SHOWER ROOM:

Enclosed cubicle with rainfall showerhead, side taps and separate handheld attachment, pedestal wash hand basin, chrome heated towel rail, LED lighting and laminate flooring.

OUTSIDE FRONT:

A five bar timber gate opens to a large area of pea shingle drive with considerable space for off road parking. The remainder of the garden is principally laid to lawn with a sandstone patio for outside seating.

OUTSIDE REAR:

An extensively landscaped garden featuring a most attractive Indian sandstone patio adjacent to the property with ample space for outside entertaining. Steps rise with sleeper retaining walls to an expanse of lawn with an area laid to wood chip.



SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

TENURE:

Freehold

COUNCIL TAX BAND:

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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

Solar panels have been installed to the roof of the property.

Annual fee payable of £150.00 in relation to the maintenance of the private road. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.



Approximate Area = 2040 sq ft / 189.5 sq m
 Garage = 269 sq ft / 24.9 sq m
 Total = 2309 sq ft / 214.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2024. Produced for Wood & Pilcher. REF: 1163398

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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