



ASHDOWN VIEW
CROWBOROUGH - £925,000

Ashdown View

Rannoch Road, Crowborough, TN6 1RB

**Covered Entrance Porch - Large Entrance Hall - Downstairs
Cloakroom - Study - Kitchen/Breakfast Room - Utility
Room - Sitting Room - Dining Room - Family Room
Galleried First Floor Landing - Main Bedroom With En
Suite Bathroom - Three Further Double Bedrooms
Family Bathroom - Front & Rear Gardens
Off Road Parking - Double Garage - Solar Panels**

Ashdown View is a well-presented and spacious four-bedroom detached family home, situated in one of Crowborough's most prestigious areas, the highly sought-after Warren location. Positioned at the end of a private drive, this impressive property offers generous living space throughout, with the potential for annexe accommodation (subject to the usual consents). The home enjoys a quiet yet convenient setting, close to all of Crowborough's town amenities and just a short walk from the famous Ashdown Forest. Additional benefits include a double garage with ample storage potential, off-road parking, and attractive, well-stocked gardens that surround the property. Offering versatile and sizeable accommodation, Ashdown View is ideal for families or those seeking multigenerational living.

COVERED ENTRANCE PORCH:

Glass panelled timber front door opens into:

LARGE ENTRANCE HALL:

Stairs to first floor landing, tiled flooring, radiator, under stairs storage cupboard and two windows.





DOWNSTAIRS CLOAKROOM:

WC, vanity wash hand basin with storage below, radiator, tiled flooring and obscured window.

STUDY:

Fitted cupboards and shelving, radiator, fitted carpet and box bay window.

KITCHEN/BREAKFAST ROOM:

Range of quality wall, base and drawer units with quartz worktops/upstands over, one and half bowl composite sink with mixer/instant hot water tap Appliances include an inset gas hob with extractor fan over and granite backplate, eye level twin oven, integrated dishwasher, floor to ceiling fridge and separate freezer. Luxury vinyl tile flooring, a large window and stable door.

UTILITY ROOM:

Range of base units with quartz worktops/upstands over incorporating a Blanco sink with mixer tap. Space for washing machine and tumble dryer, Worcester Bosch gas boiler, luxury vinyl tile flooring and window.

SITTING ROOM:

Feature stone fireplace with inset woodburning stove, radiator, fitted carpet and French doors opening onto the garden with two windows either side.

DINING ROOM:

Radiator, fitted carpet and window overlooking the garden.

FAMILY ROOM:

Radiator, fitted carpet and large window overlooking the garden.

GALLERIED FIRST FLOOR LANDING:

Loft access via dropdown ladder, cupboard housing water tank and IBoost water heater, eaves storage cupboard, radiator and fitted carpet.

MASTER BEDROOM:

Two double wardrobe cupboards, two radiators, fitted carpet, window overlooking the garden and door into:

EN SUITE BATHROOM:

Bath with tiled surrounds, cubicle with shower, low level wc, vanity wash hand basin with storage under and mirror with light. Heated towel rail, luxury vinyl tile flooring and obscured window.

BEDROOM:

Double wardrobe cupboard, radiator, fitted carpet and window.

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FAMILY BATHROOM:

Panelled bath with tiled surround, tiled cubicle with shower, wc and wash hand basin. Heated towel rail, granite tiled flooring and obscured window.

OUTSIDE:

The property is approached via a fire bar gate with access to the driveway providing off road parking and access to a double garage. Gardens surround the property and are principally laid to lawn with a greenhouse and raised bed vegetable area. In addition behind the garage is a patio providing a seating area with a selection of raised bed borders and a soft fruits area.

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

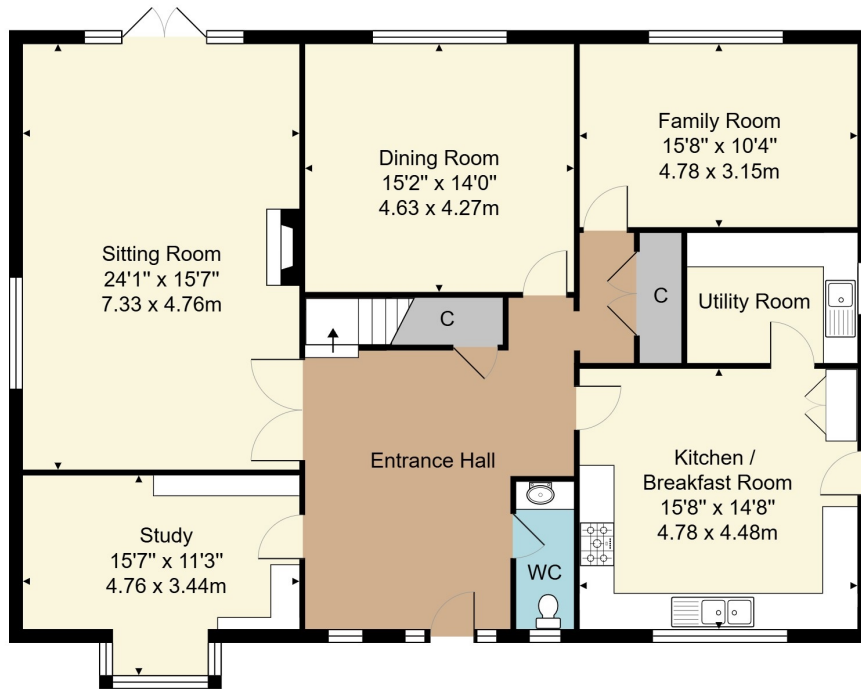
Heating - Gas Heating

Rights and Easements - Right of way over drive from Rannoch Road

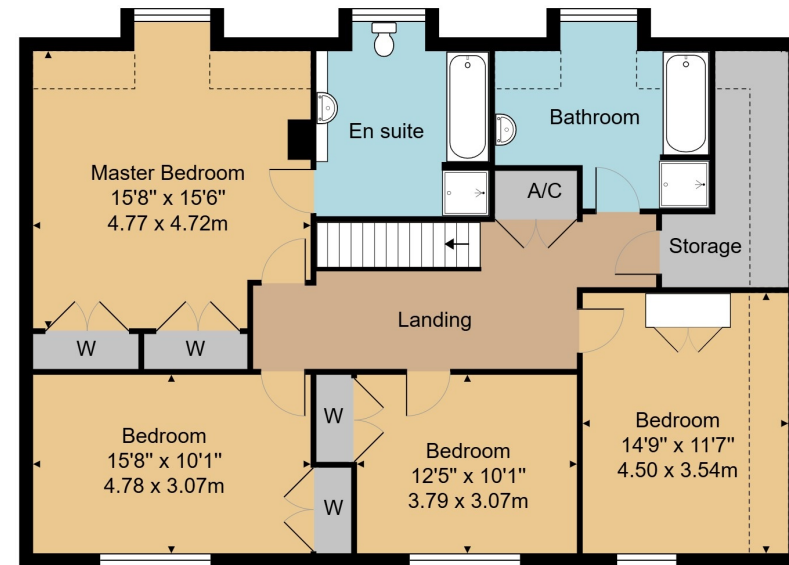
AGENTS NOTE:

Owned solar panels fitted to roof.

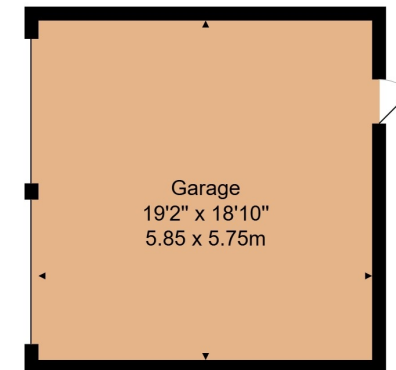




Ground Floor



First Floor



House Approx. Gross Internal Area
2805 sq. ft / 260.6 sq. m

Garage Approx. Internal Area
362 sq. ft / 33.6 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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