



GLENBROOK, ERIDGE ROAD  
CROWBOROUGH - £1,295,000





# Glenbrook, Eridge Road

Eridge Road, Crowborough, TN6 2SR

**Spacious Entrance Hall - Sitting Room - Dining Room**

**38ft Kitchen/Breakfast/Family Room - Utility Room**

**Cloakroom - Integral Double Garage - Galleried First Floor**

**Landing - Principal Bedroom With Dressing Room & En**

**Suite Bathroom - Guest Bedroom With En Suite Shower**

**Room - Three Further Bedrooms - Family Bathroom**

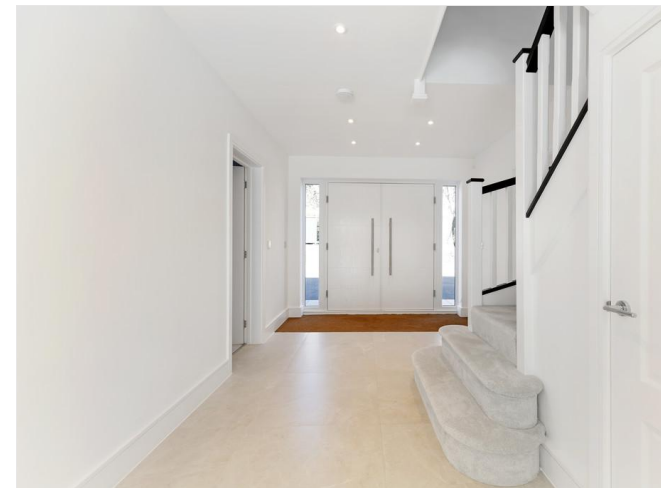
**Secure Off Road Parking - Extensive Rear Terrace**

**Landscaped Rear Garden With Woodland Views**

Set behind electric gates and backing onto woodland, this exceptional modern detached home offers over 3,000 sq ft of beautifully designed, energy-efficient living space. Finished to a high standard throughout, it blends classic elegance with contemporary style in a convenient location. The impressive entrance hall leads to a stunning 38-foot open-plan Tom Howley kitchen, breakfast, and family room-flooded with natural light from skylights and full-width bi-fold doors opening onto a south-easterly terrace and landscaped garden. The hand-painted kitchen features granite worktops, a large island, and premium appliances, perfect for both family living and entertaining. Further ground floor accommodation includes a formal dining room, elegant sitting room, utility room, and cloakroom. Upstairs, a galleried landing leads to five spacious bedrooms. The vaulted principal suite boasts a walk-in dressing room and luxurious en-suite with freestanding bath and rain shower. A second en-suite bedroom and a stylish family bathroom serve the remaining rooms. The landscaped garden offers a large terrace, lawn, and woodland backdrop with direct access to a stream. A pre-installed base with first-fix services provides potential for a summer house or annex (STPP). Additional features include underfloor heating in main living space, in-roof solar panels, Cat 6 cabling, Sonos sound system, LED lighting, a double garage with insulated electric door, and ample secure gated parking. Offered with no onward chain, this is a rare opportunity to own a truly outstanding family home.



Please note, the furniture in this image has been virtually staged







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**ENTRANCE HALL:**

Coir entrance matting, porcelain tiled flooring, wall mounted smoke detector and two under stairs cupboards housing data centre and underfloor heating manifolds.

**SITTING ROOM:**

Column style graphite radiator, carpet as fitted and window to front.

**DINING ROOM:**

Column style graphite radiator, carpet as fitted and window to front.

**KITCHEN/BREAKFAST/FAMILY ROOM:**

Kitchen/Breakfast Room:

Bespoke hand painted Tom Howley kitchen comprising a range of wall and base units with granite worktops over incorporating a twin Franke sink with Quooker hot water tap and waste disposal unit. In addition is a large centre island with pan drawer storage and bar stool seating below. Premium appliances include an induction range cooker, dishwasher, full height fridge and freezer with ice maker and a wine cooler.

Family Room Area:

Ample space for dining furniture and sofa seating, tiled flooring throughout with underfloor heating, large skylight and bifold doors opening to rear garden.

**UTILITY ROOM:**

Range of wall and base units with granite worktops over incorporating a sink with swan mixer tap. Space for washing machine and tumble dryer, porcelain tiled flooring, window and door to rear garden.

**CLOAKROOM:**

Dual flush low-level wc, vanity wash basin with mixer tap, mirrored wall, extractor fan, porcelain tiled flooring and window to rear.

**INTEGRAL DOUBLE GARAGE:**

Cupboard housing consumer unit, electric and solar meters, resin floor and access is via an insulated Horman electric door.

**FIRST FLOOR GALLERIED LANDING:**

Chandelier, loft access with drop-down wooden ladder, carpet as fitted and a radiator.

**PRINCIPLE BEDROOM SUITE:**

A vaulted double bedroom with TV point, fitted carpet, radiator and window overlooking the rear garden.

**DRESSING ROOM:**

Range of mirror fronted wardrobes and fitted carpet.

**EN SUITE BATHROOM:**

Walk-in shower enclosure with rainfall showerhead and extra shower attachment, Lusso stone freestanding bath with waterfull tap and separate shower attachment, dual flush wc, Lusso stone twin sinks with mixer taps and mirrored wall, heated towel rail, tiled flooring with underfloor heating and window to front.

**GUEST BEDROOM:**

A dual aspect bedroom with fitted carpet, radiator, windows to front and rear and door into:

**EN SUITE SHOWER ROOM:**

Large tiled walk-in enclosure with fixed showerhead and additional shower attachment, dual flush low level wc, vanity wash basin with mixer tap and storage under and mirrored wall above, heated towel rail, tiled flooring and window to front.

**BEDROOM:**

Loft hatch to second loft area, fitted carpet, radiator and window to rear.

**BEDROOM:**

Fitted carpet, radiator and window to rear.

**BEDROOM:**

Fitted carpet, radiator and window to front.

**FAMILY BATHROOM:**

Panelled bath with integrated shower over and additional handheld shower attachment, dual flush low level wc, vanity wash basin with storage under and mirrored wall, heated towel rail, tiling flooring with underfloor heating and window to front.

**OUTSIDE FRONT:**

Electric gates provide access to a large driveway with off road parking and access to double garage. The remainder of the garden has an area of lawn, hedge borderers to front, attractive beach tree and planting.

**OUTSIDE REAR:**

To the rear of the property, a spacious terrace enclosed by glass balustrades provides an ideal area for outside entertaining and offers scenic views of the surrounding woodland.







Central paved steps descend to the rest of the generous garden, which is mainly laid to lawn.

#### **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:** F

**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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Heating





**First Floor**



**Ground Floor**

Approx. Gross Internal Area 3025 ft² ... 281.0 m²  
(Includes Garage)

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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