

REAR VIEW

BLUE CEDAR, HARLEQUIN LANE
CROWBOROUGH - £1,195,000



Blue Cedar

Harlequin Lane, Crowborough, TN6 1HT

Open Porch - Entrance Hall - Sitting Room

Kitchen/Breakfast/Garden Room - Utility Room - Dining Room - Inner Hall - Downstairs Cloakroom - Cinema Room

Main Bedroom Suite With En Suite Shower Room and Dressing Room - Four Further Bedrooms - Second En Suite Shower Room - Family Bathroom - Detached Showroom

Style Triple Garage - Off Road Parking

Large Private Rear Garden & Patio

A beautifully presented 1930s detached family home, thoughtfully extended and updated to an exceptional standard. Ideally situated in a highly sought-after location on the edge of Crowborough Beacon Golf Course, the property offers convenient access to the town centre. Upon entering, you are welcomed into a spacious hallway that leads to a charming sitting room featuring an elegant limestone fireplace. The recently installed kitchen/breakfast room is both stylish and functional, boasting some integrated appliances and a large central island with seating for informal dining. A bright garden room offers direct access to the terrace, perfect for indoor-outdoor living. The generously sized dining room also opens to the terrace and landscaped garden through two sets of French doors, creating a seamless flow for entertaining. A separate utility room provides additional convenience and also opens to the garden, while a well-appointed cloakroom is accessible from the inner hallway. A bespoke cinema room completes the ground floor accommodation. A handcrafted bespoke oak staircase leads to the first floor, where you'll find five well-proportioned bedrooms. Several rooms enjoy far-reaching rear views, with the main bedroom suite benefiting from a Juliet balcony, a dressing room, and en-suite facilities. An additional bedroom also features its own en-suite, while a modern family bathroom serves the remaining bedrooms. The property is approached via electronically operated wrought iron gates, leading to a generous tarmac driveway providing ample off-road parking. A detached, showroom style triple garage currently serves as a gym and storage area. The landscaped rear garden is mainly laid to lawn and features a stunning wraparound terrace, ideal for relaxing or entertaining. The high standard of finish and attention to detail throughout this home is impressive and a glance at the accompanying photos will confirm its appeal.





OPEN PORCH:

Exterior lighting and composite door opening into:

ENTRANCE HALL:

Tiled flooring, smoke alarm and under stairs storage cupboard.

SITTING ROOM:

Contemporary limestone fireplace incorporating a modern gas fire, fitted carpet, radiator and two windows to front.

KITCHEN/BREAKFAST & GARDEN ROOM:

Kitchen/Breakfast Room:

Contemporary style range of high and low level units with Quartz worktops over incorporating a one and half bowl stainless steel sink unit plus a large centre island with seating area below. Integrated appliances include a double fan assisted oven, induction hob with extractor fan above and an American style fridge/freezer. Tiled flooring, radiator, window to rear and French doors opening out to a terrace.

Garden Room:

Tiled flooring, radiator, window to side and French doors opening out to a terrace.

UTILITY ROOM:

High and low level units with light grey rolltop worksurfaces incorporating a stainless steel sink. Space for washing machine and tumble dryer, tiled flooring, radiator, loft hatch and door opening out to a terrace.

DINING ROOM:

Plenty of room for large dining furniture, fitted carpet, window to side and two sets of French doors opening out to a terrace.

INNER HALLWAY:

Wood effect flooring, radiator and bay window to front.

DOWNSTAIRS CLOAKROOM:

Low level wc, corner wash hand basin, floating shelving, chrome heated towel rail, extractor fan and obscured window to front.

CINEMA ROOM:

Corner bar with space for low level fridge below, fitted carpet, recess surround sound speaker system, window to front and door with access to rear garden.

FIRST FLOOR LANDING:

Fitted cupboard with shelving, two smoke alarms and a light tunnel. Hatch to part boarded loft with light, ladder and housing Worcester Bosch boiler.

MAIN BEDROOM SUITE:

Built-in Sharps wardrobes with full length mirror, fitted carpet, radiator, window to front, French doors open to a Juliet balcony to rear and doors to:

DRESSING ROOM:

Fitted dressing table and fitted carpet.

EN SUITE SHOWER ROOM:

Tiled walk in enclosure with rainfall showerhead, separate handheld shower attachment, operated by outside controls, low level wc, twin sinks set into a vanity unit with touch screen mirror above. Wood effect flooring, part tiled walling and window to front.

BEDROOM:

Fitted wardrobe with pull-out drawer storage, fitted carpet, radiator, window overlooking the garden and door to:

EN SUITE SHOWER ROOM:

Fully tiled enclosure with rainfall showerhead and separate handheld shower attachment, low level wc, rectangular sink set into vanity unit with mirrored cabinet above. Wood effect laminate flooring, chrome heated towel rail, fully tiled walling, extractor fan and window to front.

BEDROOM:

Fitted carpet, radiator and window to side.

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Fitted carpet, radiator and window to side.

BEDROOM:

Double fitted wardrobe, fitted carpet, radiator and window to rear.

FAMILY BATHROOM:

Panelled bath with wall mounted shower attachment, corner fully tiled enclosure with rainfall showerhead and further wall mounted shower attachment, vanity unit incorporating a wash basin with mirror above and low level wc. Wood effect flooring, chrome heated towel rail, extractor fan and obscured window to front.

DETACHED TRIPLE GARAGE:

Currently used as a gym and for storage with non slip flooring, electrics, loft hatch, window and door to rear and triple full width bi-folding doors opening to driveway.

OUTSIDE FRONT:

Electrically controlled wrought iron gate with security intercom system provides access to a tarmac drive with off road parking for numerous vehicles. In addition is a detached triple garage, bin store area and raised flower bed borders. Wooden gate provides side access.

OUTSIDE REAR/SIDE:

Offering a great deal of privacy the landscaped garden is principally laid to lawn with a large sandstone paved terrace with balustrade, a detached summer house and large wooden shed.



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

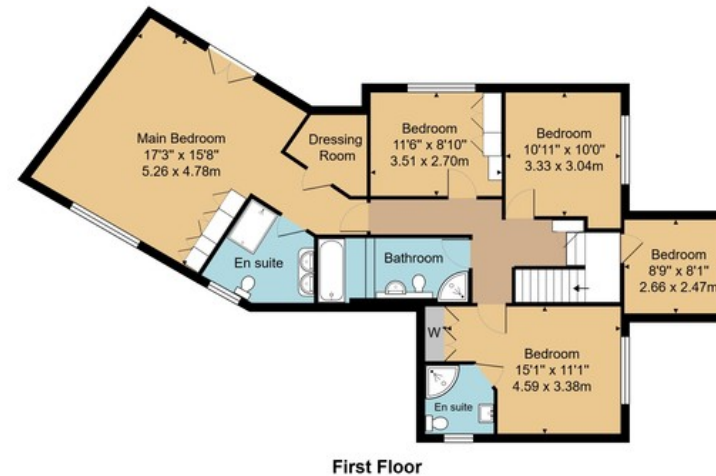
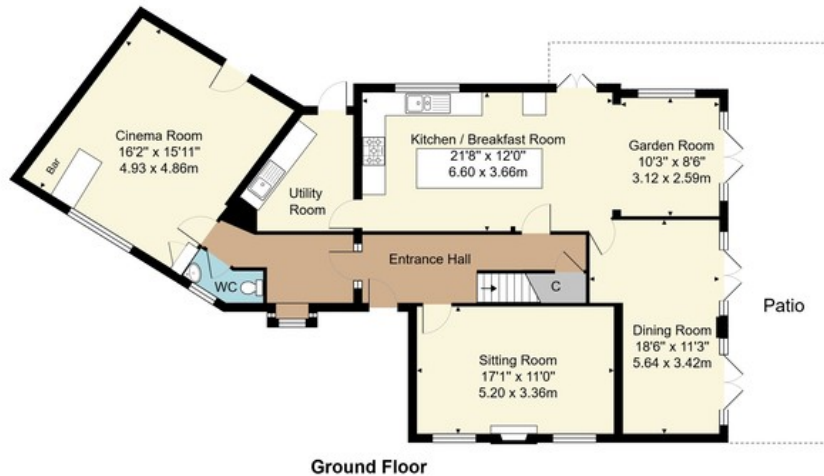
Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Gas, Electricity & Drainage

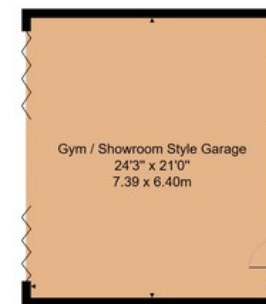
Heating – Gas Heating



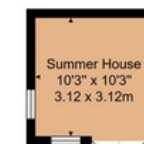


House Approx. Gross Internal Area 2425 sq. ft / 225.3 sq. m
 Approx. Gross Internal Area (Incl. Outbuildings) 3040 sq. ft / 282.4 sq. m

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.



Area: 509 ft² ... 47.3 m²



Area: 105 ft² ... 9.8 m²

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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