



INNAMS WOOD
CROWBOROUGH - £1,200,000

Maryland



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Innhams Wood, Crowborough, TN6 1TE

**Entrance Hall - Downstairs Cloakroom - Study/Play Room
Dining Room - Sitting Room - Kitchen - Utility Room - Boot
Room - Main Bedroom With En Suite Bathroom - Bedroom
With En Suite Shower Room - Three Further Bedrooms
Family Bathroom - Integral Garage - Off Road Parking
Large Rear Garden & Patio**

Offering no onward chain, this well presented and substantial extended five bedroom detached family home is beautifully positioned in a private and tree lined road on the outskirts of Crowborough, only a short stroll from the Ashdown Forest and local amenities nearby. The home offers excellent accommodation and versatility, extending to over 3600 square feet of living space. The large plot measures to over half an acre and the southerly facing rear patio is the perfect place for outside entertaining. Of particular interest is the light and airy sitting room with three large pane patio doors and velux windows resulting in an incredibly spacious and light filled room. To the second floor is a fifth bedroom/family room which enjoys the added benefit of a Juliet balcony overlooking the rear garden. To the front the garden has been landscaped and is approached via a driveway with ample parking for several vehicles. Homes of this size and location are rarely introduced to the market so an early viewing is essential.

COVERED ENTRANCE PORCH:

Glass panelled timber front door opens into:

ENTRANCE HALL:

Coir entrance matting, double glazed windows to front and side, tiled flooring, radiator, inset spot lighting and stairs to first floor.





DOWNSTAIRS CLOAKROOM:

WC with vanity wash hand basin and mixer tap, under stairs storage cupboard, radiator, mirrored wall, tiled flooring, part tiled walling and obscured double glazed window to side.

STUDY/PLAYROOM:

Carpet as fitted, radiator, ceiling spot lighting, double glazed window with borrowed light from the sitting room and a glass panelled timber door to side return.

DINING ROOM:

Feature fireplace with recess wood burning stove and granite hearth, tiled flooring, radiator, double glazed window to front and doors leading into the kitchen.

SITTING ROOM:

An impressive vaulted room consisting of a tiled floor with underfloor heating, three ceiling Velux windows and three large sliding doors opening directly out to the rear patio and garden beyond.

KITCHEN:

Range of wall and base units with granite worktops and upstands over, boiling water tap and a stainless steel sink with insinkerator and swan mixer tap. Induction hob with extractor fan over, built-in twin eye level ovens, American style fridge/freezer and an integrated dishwasher. Centre island with granite worktops over, storage below and a breakfast bar area. Tiled flooring with underfloor heating, inset spot lighting, smoke detector, double glazed windows to side and rear and double glazed glass door opening out to the rear patio.

UTILITY ROOM:

Range of base units with wooden worktops over, one and half bowl stainless steel sink with mixer tap, space for washing machine, tumble dryer and further fridge, storage cupboard housing consumer units and electricity meter, extractor fan, tiled flooring with underfloor heating, ceiling spot lighting, smoke detector, double glazed window to side and glass panelled timber door opening to side return.

BOOT ROOM:

Three floor to ceiling cupboards, one housing the Potterton gas boiler with pressurised unit and hot water cylinder, coats hanging area, tiled flooring, windows to front an side, door to driveway and door into:

INTEGRAL GARAGE:

Accessed via electric up/over door and two double glazed windows to front.

FIRST FLOOR LANDING:

A galleried landing with wooden balustrades, loft access via dropdown ladder, radiator, window to side and three double glazed windows overlooking the front.

MAIN BEDROOM:

A large dual aspect room with three wardrobe cupboards, tiled flooring with underfloor heating, four double glazed windows to front and side and door into:

EN SUITE BATHROOM:

Large tiled walk-in double enclosure with rainfall showerhead, tiled panelled bath with side taps, wc, twin ceramic sinks with mixer taps, tiled flooring with underfloor heating, inset spot lighting and double glazed window to side.

BEDROOM:

Two wardrobe cupboards, carpet as fitted with underfloor heating, double glazed window to rear and door into:

EN SUITE SHOWER ROOM:

Tiled shower enclosure with rainfall showerhead, dual flush low level wc, vanity wash hand basin with storage under, tiled flooring, ceiling spot lighting and double glazed window to rear.

BEDROOM:

Two wardrobe cupboards, carpet as fitted and double glazed window overlooking rear garden.

BEDROOM:

Currently used as a study with a radiator, carpet as fitted and a double glazed window overlooking the rear garden.

FAMILY BATHROOM:

Large tiled walk-in shower enclosure with rainfall showerhead, corner bath with side taps, low level wc, vanity wash hand basin with storage under, mirrored wall, shaver point, heated towel rail, tiled flooring with underfloor heating and double glazed window to rear.

HALF LANDING:

Under stairs cupboard and stairs to second floor.



BEDROOM:

Large vaulted room enjoying a seating area with large double glazed windows and doors opening to a Juliet balcony with aspect over the rear garden, two large velux windows with roof blinds and laminate flooring.

OUTSIDE FRONT:

Off road parking provided by a raised tarmac parking area and a driveway with EV charging point, steps lead to a low maintenance area of garden with various trees and established planting along with side access either side of the property to the rear garden.

OUTSIDE REAR:

A large south facing rear garden enjoying a pleasant rural aspect with an extensive patio providing ample seating for outside entertaining. The garden offers an expanse of lawn, log store and benefits from a good deal of privacy.

SITUATION:

Crowborough town itself provides an excellent range of shopping facilities including a post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh, is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside.

TENURE: Freehold

COUNCIL TAX BAND: G

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666





Approx. Gross Internal Area 3662 ft² ... 340.2 m²

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.

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