



PADDOCK LODGE, FIELDEN ROAD
CROWBOROUGH - £1,250,000



Paddock Lodge

Fielden Road, Crowborough, TN6 1TR

Entrance Hall - WC - Study - Gym/Games Room

Kitchen/Diner/Family Room - Utility Room - Sitting Room

Five Bedrooms - Two En Suite Bathrooms - Three En Suite

Shower Rooms - Separate WC - Double Garage - Off Road

Parking - Landscaped Rear Garden & Patio

Located in a sought after private road in the "Warren Area" of Crowborough is this beautifully presented, modern and contemporary detached family property. The accommodation extends to over 3500 square feet, providing wonderfully versatile living to include five double bedrooms, five en suites and multiple reception rooms. A large welcoming entrance hall leads into a open plan kitchen/diner/family room featuring a central island, high specification built in appliances and a separate utility room. The property is future proof being extremely energy efficient with underfloor heating on all levels controlled by individual thermostats. Externally advantages include well maintained private gardens of approximately one third of an acre and a generous driveway leads to a double garage.

ENTRANCE HALL:

Coir entrance matting, oak flooring, oak staircase to first floor, wall mounted alarm control for monitored alarm system and large cupboard housing consumer unit, alarm, data points, manifolds for underfloor heating and a coats hanging area.

STUDY:

Cupboard with shelving, tv points, oak flooring and window to side.

WC:

Dual flush low level wc, vanity wash hand basin with storage under and granite work surface over, cupboard with shelving, ladder style heated towel rail, oak flooring and obscured window to side.





KITCHEN/DINER/FAMILY ROOM:

Diner/Family Room Areas:

Space for sofa seating and dining furniture, recessed fireplace with gas effect wood burning stove and granite hearth, natural stone flooring of Jura limestone, floor to ceiling windows and sliding doors with integrated electric blinds.

Kitchen Area:

Range of wall and base units with granite worktops/upstands over incorporating a one and half bowl stainless steel sink with instant hot water tap and swan mixer tap. Large centre island with further storage and breakfast bar area. Integrated appliances include an induction hob with worktop extractor fan, double oven, microwave, coffee machine and a dishwasher. Natural stone flooring of Jura Limestone leads to a reading area with electrically operated sky lantern windows and a cupboard housing pump controls and main kitchen lighting system.

UTILITY ROOM:

Range of wall and base units with granite worktops over incorporating a one and a half bowl stainless steel sink with swan mixer tap, space for a washing machine and tumble dryer, natural stone flooring of Jura Limestone and extractor fan.

GYM/GAMES ROOM:

Natural stone flooring of Jura Limestone, obscured window to side and door to side return.

FIRST FLOOR LANDING:

Cupboard housing pressurised hot water system, wood flooring and doors to:

WC:

Dual flush low level wc with granite worktop incorporating a vanity wash hand basin, ladder style heated towel rail and tiled flooring.

GALLERIED SITTING ROOM:

A triple aspect room featuring impressive glass balustrades, fireplace with inset iron basket, granite hearth and limestone surround and mantel, wood flooring, window to side and sliding patio doors to rear patio.

BEDROOM:

Wardrobe cupboards with hanging areas, fitted carpet, window to side, sliding doors to front opening to a glass balcony and door into:

EN SUITE BATHROOM:

Bath with side taps, rainfall showerhead and additional handheld shower attachment, dual flush low level wc, twin ceramic sinks, tiled flooring and extractor fan.

BEDROOM:

Fitted carpet, sliding doors to rear opening to a glass balcony and door into:

EN SUITE SHOWER ROOM:

Enclosed tiled cubicle with shower, dual flush low level wc, tiled flooring and window to rear.

SECOND FLOOR LANDING:

Fitted carpet and roof window.

BEDROOM:

Extensive range of wardrobes with hanging areas, fitted carpet, sliding doors opening to rear glass Juliet balcony and door into:

EN SUITE BATHROOM:

Slipper bath with side taps and shower attachment, large tiled walk-in double shower with integrated rainfall showerhead and additional handheld shower attachment, dual flush low level wc, twin sinks with storage below, ladder style heated towel rail, tiled flooring and window to front.

BEDROOM:

Wardrobe cupboard with hanging area, fitted carpet, sliding doors open to rear glass Juliet balcony and door into:

EN SUITE SHOWER ROOM:

Enclosed tiled cubicle with integrated shower, dual flush low level wc, vanity wash basin, tiled flooring and window to rear.

BEDROOM:

A vaulted room to include a wardrobe with hanging areas, fitted carpet, double doors to front open to a glass balcony and door into:

EN SUITE SHOWER ROOM:

Walk-in tiled enclosure with rainfall showerhead, dual flush low level wc, vanity wash hand basin with storage under, ladder style heated towel rail and roof window.

OUTSIDE FRONT:

The property is approached via a large brick block driveway providing ample off road parking and access to a double garage electric roller doors, power and light.

OUTSIDE REAR:

The large rear garden offers a great deal of privacy and features a large patio suited for outside seating and entertaining. The remainder of the garden is principally laid to lawn with various areas of planting enclosed by fence and hedge boundaries.



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. There is a farmers' market once a month and the luxury of plentiful free parking. 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 Bridge 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.

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 assisted by a pumping station

Heating - Gas

Rights and Easements - Right of way over shared entrance driveway.

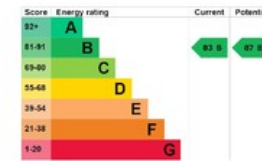
The vendor informs us that there is an annual charge of £150.00 per annum for maintenance of the private road. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.





House Approx. Gross Internal Area 3383 sq. ft / 314.3 sq. m
 Approx. Gross Internal Area (Incl. Garage) 3722 sq. ft / 345.8 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.



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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