



INGLETON COURT, FIELDEN ROAD  
CROWBOROUGH: £925,000





# Ingleton Court

Fielden Road, Crowborough, TN6 1TR

**Entrance Hall - Sitting Room - Dining Room - Living Room  
Kitchen - Utility Room - Downstairs Cloakroom - Master  
Bedroom With En Suite - Four Further Bedrooms - Family  
Bathroom - Family Shower Room - Integrated Double  
Garage - Front & Rear Gardens**

An extensive and deceptively large attached Conners built five bedroom family house situated on one of the most favourable roads in Crowborough. The accommodation is presented over three floors with three reception rooms, kitchen breakfast room, utility and cloakroom on the ground floor, three bedrooms and two bathrooms to the first floor with a further two bedrooms and family shower room to the top floor, all of which boasts huge amounts of characterful features including oak framed windows and fireplaces. In essence the property enjoys two gardens, both to the front and rear enabling the home owner to enjoy an easterly aspect to the rear and westerly aspect to the front meaning outdoor entertaining can be enjoyed all day long. The Beacon golf course, Ashdown forest and Crowborough town centre are accessible within just a few minutes making this a perfectly positioned property within the town. Viewing is highly recommended to see just how big this property is.

A covered entrance with an open porch with a area for log store, leading to a timber front door with glazed inserts leading into:

## **SPACIOUS ENTRANCE HALL:**

With recessed spot lights tiled flooring and 2 x radiators. High level storage cupboards housing fuse boxes and meters along with a further high level cupboard housing the gas meter. Double glazed French door leading out to the rear garden.

## **WC:**

With obscured glazed window to front, tiled flooring and part panelled walling, low level wc and corner wash hand basin with tiled splash back, radiator.









**UTILITY ROOM:**

Glazed window to rear, tiled flooring, base cupboards with granite effect roll top worksurfaces and tiled splashback with inset one and half sink bowl and drainer, space beneath for freestanding washing machine and tumble dryer, 2 x Potterton gas boilers and wall mounted water and heating controls.

**KITCHEN:**

Glazed windows to side with secondary glazing, velux window, recessed spotlights, tiled flooring, radiator, range of matching wall and base units with roll top worksurfaces and tiled splashback, inset sink bowl and drainer. Integrated double oven and four ring electric hob with extractor fan above, integrated dishwasher and integrated fridge. Centre island with roll top worksurfaces with cupboards and shelving Opening through to:

**DINING ROOM:**

Glazed window to rear, wooden flooring, part panelled walling with built in shelving units and fitted cupboard beneath, radiator, wall mounted thermostat control, space for dining table and chairs. Door leading to inner hallway.

**INNER HALLWAY:**

Recessed spotlights, fitted carpets and door to:

**SITTING ROOM:**

Large glazed windows to front, radiator x 2, picture rail, wall lighting and recessed spotlights. Large open fire with oak and marble surround, oak mantle and granite hearth. TV point, fitted carpets.

**INNER LOBBY:**

Accessed via the entrance hall with recessed spotlights, tiled flooring and exposed stone walls with doors to:

**LIVING ROOM:**

Vaulted ceilings, recessed spotlights, velux window and French doors leading to rear garden, solid oak flooring, 2 x radiators.

**DOUBLE GARAGE:**

Up and over door, solid flooring, light and power connected, additional fuse box, loft space with pull down ladder which is boarded with light.

Door from entrance hall provides access to the stairs leading to:

**FIRST FLOOR LANDING:**

Fitted carpet, balustrade, radiator, dado rail, under stairs storage cupboard, built in cupboard housing hot water cylinder with slatted shelving and further built in storage cupboards with shelving unit above.

**MASTER BEDROOM:**

Large glazed windows to rear and additional window to side, corner coving, radiator x 2, fitted carpet, feature fireplace with mantle, fitted wardrobes, wall light. Loft hatch with access to attic which is boarded with light and pull down ladder.

**EN SUITE BATHROOM:**

Glazed windows to rear, corner coving, vinyl flooring, part tiled walling, extractor fan, low level wc, pedestal wash hand basin and an enclosed panelled bath. Step up to large corner shower cubide with power shower, fully tiled surround and glass shower door.

**BEDROOM:**

Large glazed windows to front, picture rail, radiator, fitted carpet, built in wardrobes to one wall.

**BEDROOM:**

Glazed windows to side, picture rail, radiator, fitted carpet.

**FAMILY BATHROOM:**

Glazed window to side, recessed spotlights, vinyl flooring, low level wc, enclosed P shaped bath with curved glass shower screen and shower over with handheld shower attachment. Circular wash hand basin with chrome mixer tap placed on a granite shelf with a glass shelf beneath, part tiled walling, ladder style heated towel rail.

Stair case leading to:

**SECOND FLOOR LANDING:**

Glazed window to side at half way point, fitted carpets, radiator and further loft hatch with access to top floor attic.

**BEDROOM:**

Glazed window to side, velux window, radiator, recessed spotlights, feature fireplace with mantle, fitted carpet and fitted triple wardrobe.

**BEDROOM:**

Glazed windows to rear, feature fireplace with mantle and tiled surround, radiator, fitted carpet, fitted cupboard and shelving to side and trunking to one wall with multiple power points and telephone points.

**FAMILY SHOWER ROOM:**

Glazed window to side, vinyl flooring, low level wc, pedestal wash hand basin with cupboards beneath, chrome mixer tap, tiled splashback. Enclosed corner shower cubide with Aqualisa power shower and fully tiled surround and glass shower door, ladder style heated towel rail.





**OUTSIDE FRONT:**

The property is approached via a gated, tarmacadam driveway leading to the double garage with ample off-road parking, outside lighting, outside tap and a further timber built log store. The front garden has a slabbed patio area ideal for enjoying the afternoon sunshine, a large expanse laid to lawn and an established large children's play area to the very front of the boundary, the front garden being enclosed by hedging. Access to the rear via a side of garage.

**OUTSIDE REAR:**

Brick paved and slabbed patio area with outside lighting, outside tap and space for garden table and chairs, steps raising to additional flower bed and seating area arranged with sandstone and slabs. Landscaped garden pond with a solar fountain and further steps rise to the rear of the garden where there are further flower beds arranged by sleepers, areas laid to lawn, additional seating areas, small wildlife pond, space for garden shed with the rear garden being enclosed by fencing and hedging.

**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 countryside around the town is a walkers' paradise and there are also facilities nearby for horse riders, cyclists and rock climbers. Crowborough is situated just south of Tunbridge Wells on the A26, about halfway between London and the south coast, and can also be reached by train on the Uckfield line from London Bridge. The town's most famous resident was Sir Arthur Conan Doyle, of Sherlock Holmes fame, commemorated by a statue now standing at the main crossroads in town. 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. In addition, the town is well served with an excellent mix of both state and private schools.

**TENURE:**

Freehold

**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666





**Ingleton Court, Fielden Road, Crowborough**  
Total Area: 309.9 m<sup>2</sup> ... 3335 ft<sup>2</sup>

Whilst every attempt has been made to measure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, 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. Any 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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