



PORLOCK, INNAMS WOOD, CROWBOROUGH, EAST SUSSEX, TN6 1TE

**MANSELL
McTAGGART**

Trusted since 1947



A beautifully extended and significantly improved five bedroom (two bath/shower rooms) detached home occupying a large southerly facing plot extending to just over a third of an acre located in a peaceful position forming part of this highly desirable no-through lane. This impressive home offers generously proportioned accommodation extending to 2,188 sq. ft. and comprises in brief on the ground floor, a covered entrance, a reception hall, a cloakroom, a study/workshop, a studio with glazed double doors opening to the patio and gardens, a stunning double aspect sitting room with wood burner and further glazed doors to gardens, a vaulted family room, a useful utility room and a stunning open plan kitchen/dining room with further glazed doors opening to the terrace and gardens. From the entrance hall, a staircase rises to the first-floor landing, an impressive vaulted principal bedroom with built-in wardrobes, Juliette balcony and en-suite bath/shower room, four further generous size bedrooms and a family bathroom. Outside, the property is approached via a carriage driveway which provides parking for a number of vehicles flanked by areas of front garden laid to lawn interspersed with several mature shrubs. A side path and gate give access to the stunning southerly facing rear gardens which feature a paved patio spanning the entire width of the rear of the house, the remainder laid predominately to lawn interspersed and flanked with a wide variety of mature shrubs, trees and plants offering total seclusion. To the far end of the garden, there is an area of light woodland beyond which is a shallow brook. The total plot extends to just over a third of an acre. EPC Band C.

COVERED ENTRANCE: front door with opaque glazed inserts and adjacent floor to ceiling side panel into **RECEPTION HALL** staircase rising to the first-floor landing, under-stairs storage cupboard, leaded light UPVC double glazed window overlooking the front of the property, wood block flooring, recessed spotlighting.

CLOAKROOM: comprising low level WC, washbasin, washbasin, tiled splash back, heated ladder style towel rail, tiled flooring, opaque UPVC double glazed window to front and side.

SITTING ROOM: 20'9 x 18'4 a fine double aspect room, double glazed windows overlooking the front and rear of the property enjoying fine views across the gardens and grounds, recessed wood burner with polished granite hearth, radiators, coved ceiling, UPVC double glazed double doors opening to the rear patio and gardens.

STUDY/WORKSHOP: 11'7 x 8'10 leaded light UPVC double glazed window overlooking the front of the property, UPVC door with opaque double glazed insert opening to the side path and garden, recessed spotlighting, coved ceiling.

STUDIO: 13'9 x 11'7 UPVC double glazed double doors with adjacent floor to ceiling side panels opening to the rear patio and gardens, radiator.

KITCHEN/DINING ROOM: 18'1 x 9'11 and 11'9 x 10'10 beautifully fitted with a modern range of units to eye and base level and comprising one and a half bowl single drainer stainless steel sink unit with mixer tap, cupboards, drawer and concealed Neff dishwasher beneath. Adjoining solid timber work surfaces, inset four ring stainless steel gas hob with extractor over and deep pan drawers beneath, further range of units to eye and base level, built-in stainless steel double ovens with cupboards above and below and adjacent larder style unit, ample space for domestic appliances, deep built-in cupboard housing Worcester gas fired boiler recessed spotlighting, tiled

flooring, UPVC double glazed windows overlooking the front and rear of the property, free standing cast iron wood burning stove, radiator, tiled flooring, UPVC double glazed double doors opening to the rear patio and gardens, hatch giving access to additional loft space.

FAMILY ROOM: 11'3 x 10'4 vaulted room, UPVC double glazed double doors opening to the rear patio and gardens, exposed ceiling trusses, Velux window to side, recessed spotlighting, radiator.

UTILITY ROOM: comprising single bowl single drainer stainless steel sink unit with mixer tap, cupboards and drawers beneath, adjoining solid timber work surfaces, space and plumbing for domestic appliances, Velux window to side, tiled flooring, part glazed door opening to the front drive.

From the reception hall, a staircase rises to the **FIRST-FLOOR LANDING:** leaded light double glazed window overlooking the front of the property, hatch giving access to loft space, radiator, coved ceiling.

PRINCIPAL BEDROOM: 17'10 x 11'7 a stunning vaulted room, exposed oak roof trusses, Velux window to side, double glazed window to side, double glazed double doors with adjacent floor to ceiling side panels opening to a **JULIETTE BALCONY** which affords views across the gardens and grounds, radiator, exposed floorboards, recessed spotlighting, sliding glazed door into **EN-SUITE BATH/SHOWER ROOM:** comprising free standing double ended bath with central chrome mixer tap, low level WC, washbasin, walk-in double width shower with wide soaker rose, fully tiled walls and floor, opaque double glazed window to front, heated chrome ladder style towel rail.

BEDROOM 2: 11'0 x 10'3 double glazed window overlooking the rear of the property enjoying fine views across the gardens and grounds, built-in double wardrobe with mirror fronted sliding door.

BEDROOM 3: 11'9 x 7'8 double glazed windows overlooking the rear gardens.

BEDROOM 4: 10'11 x 9'7 double glazed windows overlooking the rear gardens.

BEDROOM 5: 10'6 x 6'8 double glazed window overlooking the front of the property, built-in wardrobes with mirror fronted sliding doors.

FAMILY BATHROOM: fitted with a white suite and comprising enclosed bath, wall mounted chrome shower unit, pedestal washbasin, low level WC, fully tiled walls, heated chrome ladder style towel rail, opaque double glazed windows to front and side, tiled flooring.

OUTSIDE

The property is approached via a **CARRIAGE DRIVEWAY**, which provides parking for numerous vehicles flanked, by an area of front garden laid to lawn interspersed with several mature shrubs and trees. Shallow steps and a pathway descend to the covered entrance.

REAR GARDENS

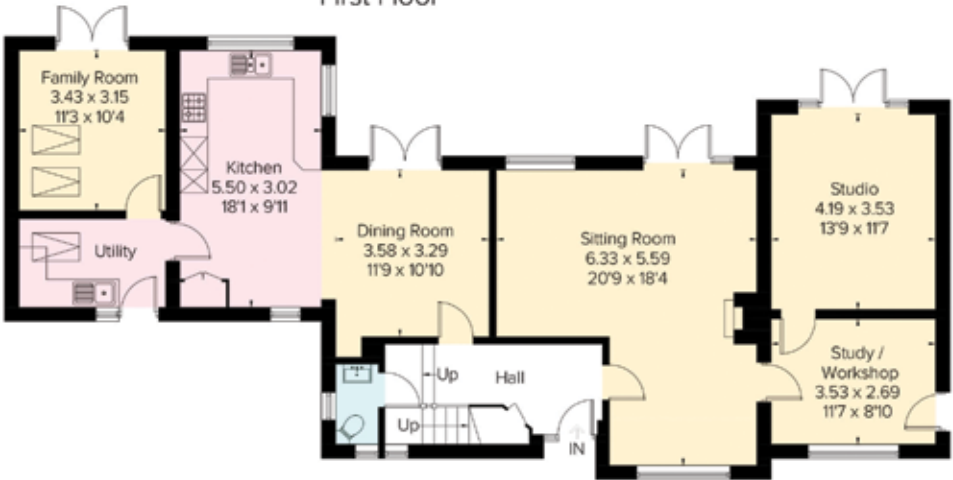
The rear gardens are a particular feature with a paved patio spanning the entire width of the rear of the house bound in part by low level brickwork with shallow steps descending to the remainder of the gardens which are laid predominately to sweeping lawn interspersed and flanked with a wide variety of mature shrubs and trees. To one side there is an ornamental water feature adjacent to which is a further raised decked seating terrace which affords a fine view back across the gardens. The grounds are bound by thick natural hedging and offer a good degree of seclusion enjoying a fine southerly aspect. To the far end of the garden, there is an area of light woodland to one side of which is a large **TIMBER SHED**. Beyond this area of light woodland is a shallow brook providing a fine backdrop.



Approximate Area = 203.3 sq m / 2188 sq ft
Including Limited Use Area (3.1 sq m / 33 sq ft)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 261600



Energy performance certificate (EPC)

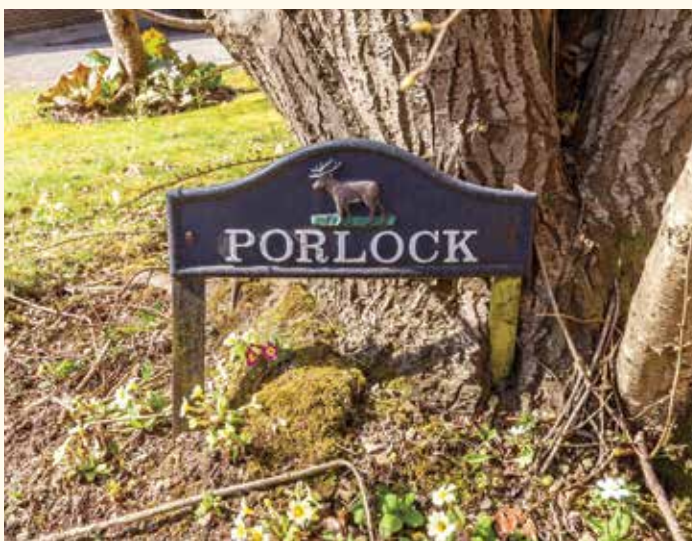
<p>Patock Patock Wood CROVEYBOROUGH TN6 1TE</p>	<p>Energy rating</p> <p>C</p>
<p>Valid until 24 August 2030</p>	<p>Certificate number 8190-7420-7160-0220</p>



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

LOCATION

Porlock is located in the popular and sought after Innhams Wood area, which is a private no through lane on the northern outskirts of town. Crowborough town centre is approximately 1 mile distant and provides a good selection of supermarkets, library, various restaurants and individual shops. The area is well served with good primary and junior schooling along with the popular Beacon Community School. Sporting facilities within the area include Crowborough Leisure Centre and two golf courses. The 6,000 acre Ashdown Forest, the inspiration behind A.A Milne's Winnie the Pooh books is also within a very short walk. Crowborough railway station is approximately 2 miles distant with train services to London in approximately one hour. The Spa town of Royal Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance (approximately 8 miles), and the coastal town of Eastbourne and City of Brighton can be reached by road in approximately one hour.



VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART CALL 01892 662668

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.