



ANNEBERG, LYE GREEN, CROWBOROUGH, EAST SUSSEX, TN6 1UX

**MANSELL
McTAGGART**
Trusted since 1947



Located in an idyllic rural position, a fine detached country house with spacious secondary accommodation occupying gardens and grounds of about $\frac{3}{4}$ of an acre enjoying spectacular far-reaching rural views with peace and seclusion. This fine home has been significantly improved and sympathetically modernised throughout offering spacious and highly versatile accommodation extending in total to 4,216 sq. ft. The gardens and grounds are a particular feature offering a splendid and peaceful setting with areas of rolling lawn surrounding the property on all sides interspersed and flanked with a wide variety of mature shrubs and trees providing year round colour. Within the grounds there is a substantial detached double garage above which is a spacious and self-contained annex which has its own private entrance and large hallway, a first-floor sitting room, kitchen and a double bedroom with en-suite shower room. In addition, within the grounds there are several useful outbuildings including timber sheds, a work shop and a glazed summer house. The living accommodation comprises in brief on the ground floor, a wide covered entrance, a reception hall, a ground floor shower room, a snug with recessed wood burner, a stunning double aspect sitting room, a beautifully re-fitted kitchen/breakfast room with granite work surfaces and integrated appliances, a utility room and a large games/family room off which is a shower room and an additional lobby. From the reception hall, an open tread staircase rises to the first-floor landing with study area, a master bedroom with extensive built-in wardrobes and re-fitted en-suite shower room, two further bedrooms one of which has large adjoining balcony and a further shower room. Outside, the property is approached via an electronically controlled five bar gate which leads to a private driveway to one side of which is a further single garage. The grounds enjoy spectacular views across the adjoining deer park and open countryside. EPC Band D.





GABLED COVERED ENTRANCE: front door with adjacent opaque double glazed floor to ceiling side panel into RECEPTION HALL: open tread staircase rising to the first-floor landing, window to front, built-in double coats cupboard, Amtico flooring.

SHOWER ROOM: beautifully re-fitted with a modern white suite and comprising fully tiled enclosed shower cubicle with wall mounted shower unit, wide soaker rose, low level WC with concealed cistern, washbasin, fully tiled walls and floor, heated chrome ladder style towel rail, opaque window to front.

SNUG: double aspect room, windows overlooking the front and side of the property enjoying fine views across the garden, recessed Stovax wood burner, arch display recesses, oak flooring, recessed spotlighting, coved ceiling.

SITTING ROOM: double aspect room, double glazed window overlooking the rear of the property enjoying stunning views across the neighbouring rolling fields and countryside, twin glazed double doors opening to the terrace and gardens, wall light points, oak flooring, coved ceiling, recessed spotlighting.

DINING ROOM: double glazed windows overlooking the front of the property, extensive range of built-in storage cupboards, Amtico flooring, coved ceiling.

KITCHEN/BREAKFAST ROOM: beautifully re-fitted with a modern range of units to eye and base level with chrome door furniture and comprising one and a half bowl single drainer sink unit with mixer tap, cupboards and concealed Siemens dishwasher beneath. Adjoining granite work surfaces, inset four ring Miele halogen hob with stainless steel extractor canopy over and deep pan drawers beneath, further range of units to eye and base level, built-in Siemens double ovens with matching microwave over, integrated fridge and freezer, retractable larder style unit, glazed display cupboards, large central island with wine cooler under and Siemens Hotpoint, further washbasin with mixer tap, breakfast bar providing seating for 2, bi-folding glazed doors opening to the reception hall, recessed spotlighting.

UTILITY ROOM: comprising double bowl stainless steel sink unit with mixer tap, cupboard and space and plumbing for domestic appliances beneath. Adjoining granite work surfaces, further range of units to eye and base level, Amtico flooring.

FAMILY/GAMES ROOM: a stunning triple aspect room, double glazed windows overlooking the sides and rear of the property enjoying breath-taking far reaching rural views across the neighbouring fields and rolling countryside beyond, part glazed door opening to the gardens, free-standing cast iron wood burning stove, recessed spotlighting, door into:

SHOWER ROOM: comprising fully tiled enclosed shower cubicle with wall mounted shower unit, low level WC, heated chrome ladder style towel rail, fully tiled walls, Amtico flooring, double glazed window to rear, door giving access to a SAUNA. This games room could provide an ideal indoor pool/additional annex facilities if required. In addition, there is a useful lobby with built-in storage cupboards and a door giving access front to rear.

From the reception hall, an open tread staircase rises to the **FIRST-FLOOR LANDING:** windows overlooking the rear of the property enjoying breath-taking far reaching views across the adjoining fields, farmland and countryside, recessed spotlighting, built-in low level bookcases, door into:

BATH/SHOWER ROOM: beautifully re-fitted with a modern white suite and comprising free-standing double ended bath with chrome mixer tap, low level WC, vanity unit with inset washbasin, fully tiled enclosed shower cubicle with wall mounted Aqualisa shower unit, fully tiled walls, Amtico flooring, windows overlooking the front of the property, recessed spotlighting.

MASTER BEDROOM: Velux windows overlooking the rear of property enjoying breath-taking views across the fields and farmland beyond, extensive range of built-in wardrobes offering hanging and shelving space, recessed spotlighting, door into:

EN-SUITE SHOWER ROOM: beautifully re-fitted with a modern white suite and comprising fully tiled enclosed walk-in shower with wall mounted shower unit, low level WC with concealed cistern, 'his n her' washbasins, Velux window to side, heated chrome ladder style towel rail, fully tiled walls and floor.

BEDROOM: double glazed Velux windows to front enjoying fine views across the gardens and grounds, hatch and ladder giving access to loft space, built-in wardrobe.

BEDROOM: double glazed window overlooking the front of the property enjoying fine views across the open outlook and country park beyond, wall mounted electric heater.

STUDY SPACE: windows overlooking the rear of the property enjoying breath-taking views across the adjoining fields, farmland and countryside, walk-in shelved linen cupboard, recessed spotlighting.

OUTSIDE

GARDENS AND GROUNDS

The gardens and grounds surround the property on all sides and are laid predominately to rolling lawn interspersed and flanked with numerous mature shrubs, plants and trees. A brick paved patio/courtyard garden immediately adjoins the rear of the property to one side of which is a raised ornamental fishpond. The gardens enjoy a predominately spectacular far reaching rural views across the adjoining deer park, farmland, and rolling countryside beyond. The grounds are bound part by post and rail fencing and natural hedging. Within the grounds there is a range of useful and well maintained outbuildings to include an octagonal shaped part glazed summer house, further detached timber store, a further timber built log store with power and light connected, a useful lockable workshop and a range of timber sheds. A pretty covered veranda leads to a further area of garden with a circular seating terrace (this garden could be used as a private garden for the annex). The total plot extends to about ¾ of an acre and affords peace and seclusion.



Lye Green, Crowborough, TN6

Approximate Gross Internal Area = 3392 sq ft / 315.1 sq m

Outbuildings = 1283 sq ft / 119.2 sq m

(Including Garages)

Total = 4675 sq ft / 434.3 sq m

Balcony = 72 sq ft / 6.7 sq m

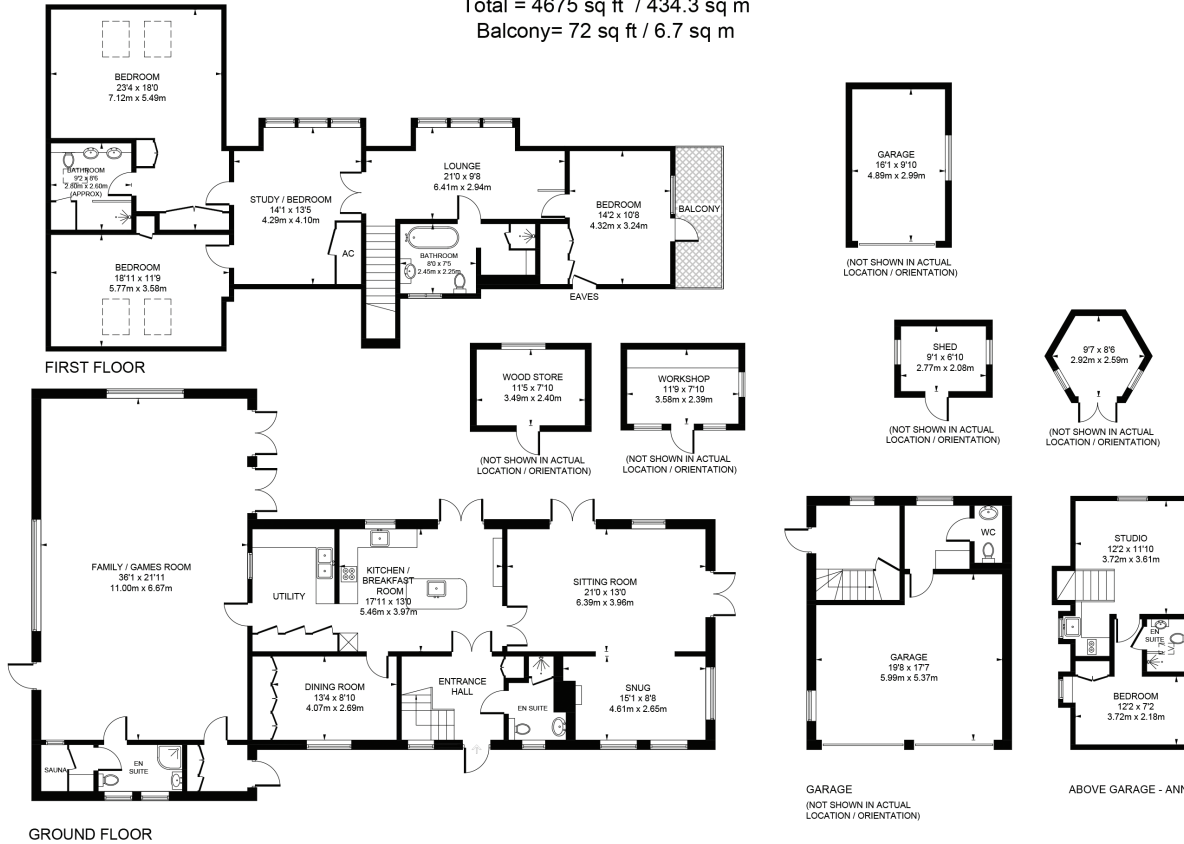


Illustration for identification purposes only, measurements are approximate, not to scale. (ID755050)



Energy performance certificate (EPC)

Address Lye Green CROWBOROUGH TN6 1JX	Energy rating D
Valid until 23 June 2022	Certificate number 286-000-6126-970-889

Property type
Detached house

Total floor area
44 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <https://www.gov.uk/government/guidance/energy-rating-when-renting-a-property> on the regulations and exemptions. Also see <https://www.gov.uk/government/guidance/energy-rating-when-renting-a-property>.

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be B.
[See how to improve the property's energy performance.](https://www.gov.uk/government/guidance/energy-rating-when-renting-a-property)



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.

ANNEX

The property is approached via an electronically controlled five bar gate which gives access to a private gravel driveway providing parking for several vehicles. To one side there is a detached single garage and a large pitched roof detached double garage with electronically controlled up and over doors, power and light connected. Accessed via a side door is a **LARGE SELF-CONTAINED ANNEX**: which comprises a double aspect entrance hall with views across the gardens and a staircase rising to a: **SITTING ROOM**: double glazed window affording a spectacular view across the gardens and grounds; **KITCHEN**: comprising one and a half bowl single drainer sink unit with mixer tap, cupboards and drawers beneath, work surfaces, electric hob, window overlooking the gardens. **BEDROOM**: window overlooking the gardens and grounds, built-in wardrobe and dressing table, door into: **EN-SUITE SHOWER ROOM**: comprising fully tiled enclosed shower with wall mounted shower unit, low level WC, pedestal washbasin, fully tiled walls and floor, window to rear.

LOCATION

Anneberg is beautifully positioned in a peaceful rural location at the end of a long track positioned on the rural outskirts of Crowborough and the edge of the Ashdown Forest. Crowborough town centre is conveniently placed and provides a good selection of supermarkets, a public library, various restaurants and individual shops. The area is well served with good primary and junior schooling along with the popular Groombridge St Thomas Primary School and Beacon Community School. Sporting facilities within the area include Crowborough Leisure Centre and two golf courses. The stunning 6,000 acre Ashdown Forest, the inspiration behind A.A Milne's Winnie The Pooh books is also within very close proximity offering numerous outdoor pursuits and vast scenic walks. 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.