

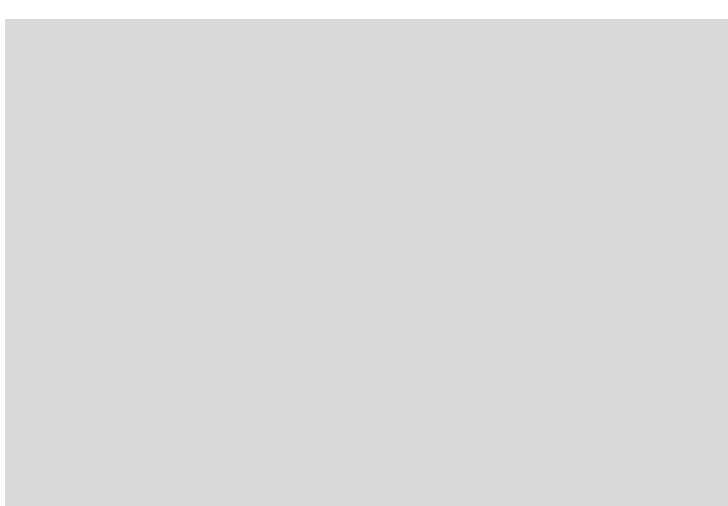


Green Lane, Crowborough, East Sussex, TN6 2DF
Offers in Excess of £725,000 Freehold

**MANSELL
McTAGGART**
Trusted since 1947

in brief...

- Stunning double aspect sitting room
- Study
- Large open plan kitchen/dining/family room
- Utility room
- Master bedroom with large walk-in closet and re-fitted en-suite shower room
- Four further bedrooms
- Family bath/shower room
- Gas fired central heating
- Gravel driveway with electronic gates
- Large easterly facing rear gardens with detached timber outbuilding



in more detail...

VIDEO TOUR AVAILABLE. A significantly extended and much improved five bedroom (two bath/shower rooms) detached family home with large gardens located in a desirable position within walking distance of Crowborough railway station and both primary and secondary schools. This fine home has been the subject of a significant two storey extension and now offers spacious and highly versatile accommodation extending to 1,885 sq. ft. The rear gardens have been beautifully landscaped laid to low maintenance synthetic grass with a substantial timber decked seating terrace spanning the entire width of the rear of the house. Within the gardens, there is a substantial timber shed which could provide an ideal home office or hobby's room if required. The accommodation comprises in brief on the ground floor, an entrance lobby, a reception hall, a cloakroom, a separate study, an impressive double aspect sitting room with glazed double doors opening to the patio and gardens, a magnificent open plan kitchen/dining/family room with solid timber work surfaces and bi-folding doors opening to the patio and a useful utility room. From the entrance hall, a staircase rises to the first-floor landing, a master bedroom with large walk-in closet and modern en-suite bath/shower room with roll top bath, four further bedrooms and a family bath/shower room. Outside, the property is approached via twin electronically controlled wrought iron gate, which lead to a gravel driveway providing parking for a number of vehicles. A side path and gate give access to the generous size easterly facing rear garden, which offers a good degree of seclusion. EPC Band C.

worth bearing in mind...

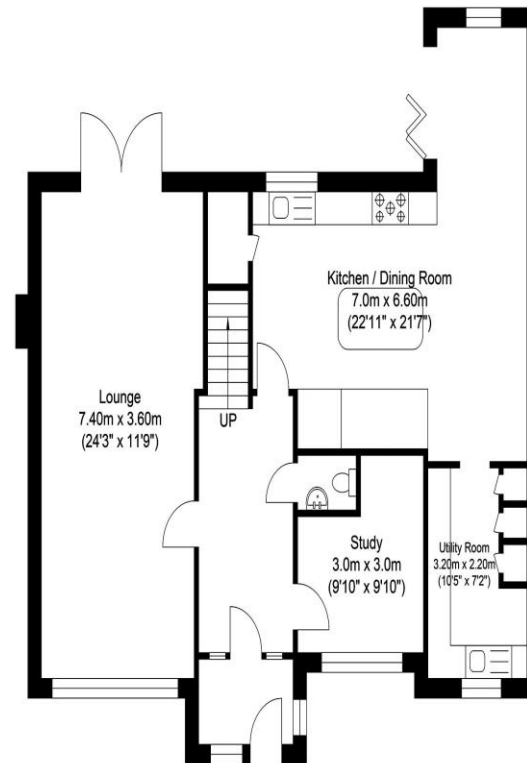
The royal spa town of Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance of approximately 8 miles and the coastal resorts of Eastbourne and City of Brighton can be reached by road in approximately 1 hour.



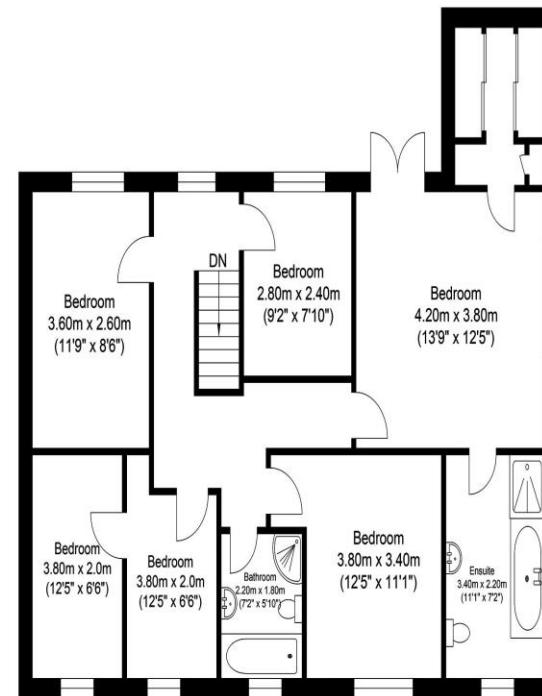
the location...

High Ridge is pleasantly positioned on Green Lane, which offers convenient access to a general store, a Sainsbury's local and Crowborough railway station. In addition, the house is also ideally located for both primary and secondary schools and Crowborough town centre. Crowborough offers a good selection of shopping facilities with supermarkets, banks and individual shops. In addition, the area offers good main line railway services to London in approximately 1 hour at nearby Crowborough and Eridge stations. 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 scenic walks and bridle paths linking with the neighbouring districts.

Please check google maps for exact distances and travel times (property postcode: TN6 2DF)



Ground Floor
Approximate Floor Area
924.08 sq ft
(85.85 sq m)



First Floor
Approximate Floor Area
961.86 sq ft
(89.36 sq m)

Approximate Gross Internal Area = 175.21 sq m / 1885.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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