



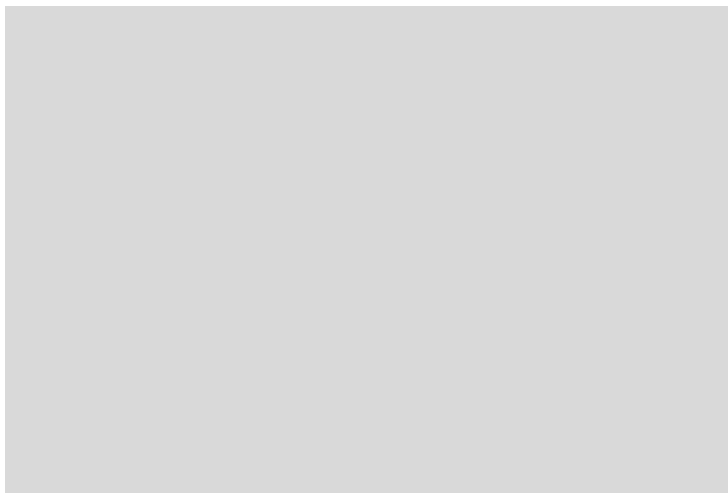
St. Johns Road, Crowborough, East Sussex, TN6 1RT
Offers in Excess of £850,000 Freehold

**MANSELL
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in brief...

- Study
- Separate dining room
- Stunning double aspect lounge/dining room
- Kitchen/breakfast room
- Master bedroom with extensive built-in wardrobes and bedroom furniture, en-suite shower room

- Three further bedrooms
- Family bath/shower room
- Detached pitched roof double garage
- Generous size rear gardens with stunning views
- Total plot over a third of an acre



in more detail...

A handsome and significantly improved four/five bedroom (two bath/shower rooms) detached home with large gardens located in a highly desirable position within a short stroll of Crowborough town centre and on the edge of the breath-taking Ashdown Forest. This fine home has been partly updated and modernised in recent years to include new gas fired boiler in 2018, new radiators, new electrics, new windows and doors to the side and rear of the property, new flooring throughout, a re-laid block paved driveway and neutral re-decoration throughout yet retains character features inherent with the era. The rear gardens are a particular feature with a paved seating patio spanning the entire width of the rear of the house with shallow steps descending to the remainder of the gardens which are laid predominately to rolling lawn flanked and interspersed with a wide variety of mature flower and shrubs, the whole offering a good degree of seclusion, the total plot extending to just over a third of an acre. The light and spacious accommodation comprises in brief on the ground floor, a wide covered entrance, a good sized reception hall, a cloakroom, a separate study, a separate dining room, a stunning double aspect sitting room with attractive fireplace and wood burning stove and a kitchen/breakfast room with built-in oven and hob. From the reception hall, a staircase rises to the galleried first-floor landing, a master bedroom with extensive built-in wardrobes, bedroom furniture and en-suite shower room, three further bedrooms and a good sized family bath/shower room. Outside, the property is approached via a re-laid block paved driveway, which provides parking for a number of vehicles and leads to a detached pitched roof double garage. Side pathways give access front to rear.

worth bearing in mind...

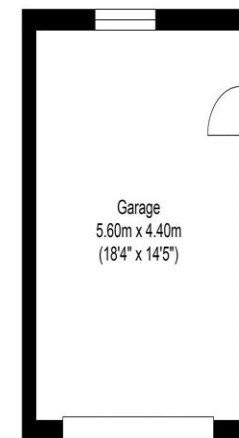
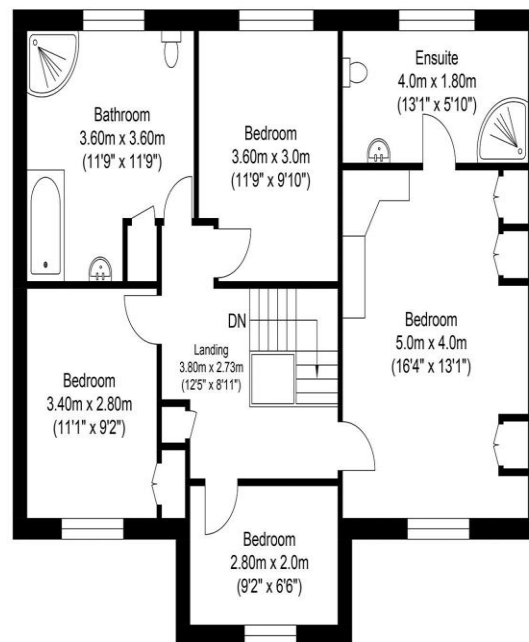
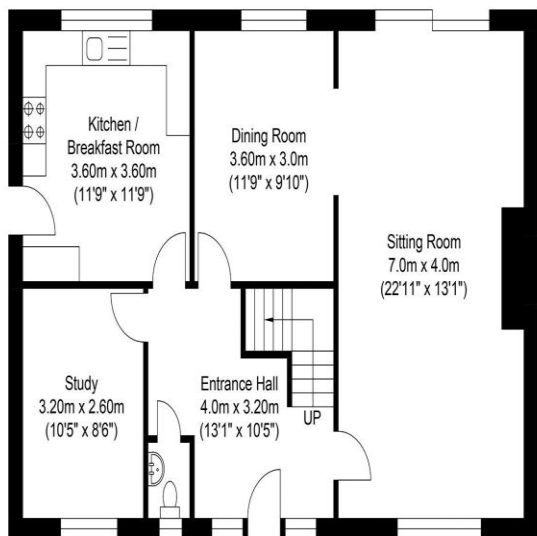
There is the potential to extend to the side and rear of the property if required, subject to the necessary planning consents. There is an area of front garden laid to level lawn flanked by mature shrubs with a path leading to the front door. EPC Band D.



the location...

Topaz is pleasantly positioned in the highly desirable St John's area of Crowborough within the Warren Area on the edge of the breath-taking 6,500 acre Ashdown Forest the inspiration behind A. A. Milne's Winnie the Pooh books. The nearby highly regarded St. John's primary school is also within striking distance as is Crowborough town centre which offers a comprehensive range of shopping facilities and supermarkets including a Waitrose as well as Jarvis Brook railway station providing swift rail services to London (approx. 63 mins). The Spa town of Royal Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance as are Brighton city and Eastbourne. The area is renowned for its quality schooling in both the private and state sectors, nearby public schools include Tonbridge and Sevenoaks, Holmwood house preparatory school at Langton Green, Beechwood, The Mead and St Leonards girls' school at Mayfield

Please check google maps for exact distances and travel times (property postcode: TN6 1RT)



Ground Floor
Approximate Floor Area
813.75 sq ft
(75.60 sq m)

First Floor
Approximate Floor Area
866.38 sq ft
(80.49 sq m)

Garage
Approximate Floor Area
265.22 sq ft
(24.64 sq m)

Approximate Gross Internal Area (Excluding Garage) = 156.09 sq m / 1680.13 sq ft
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call: Crowborough office
01892 662668
email: crow@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

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