



Hurtis Hill, Crowborough, East Sussex, TN6 3BL

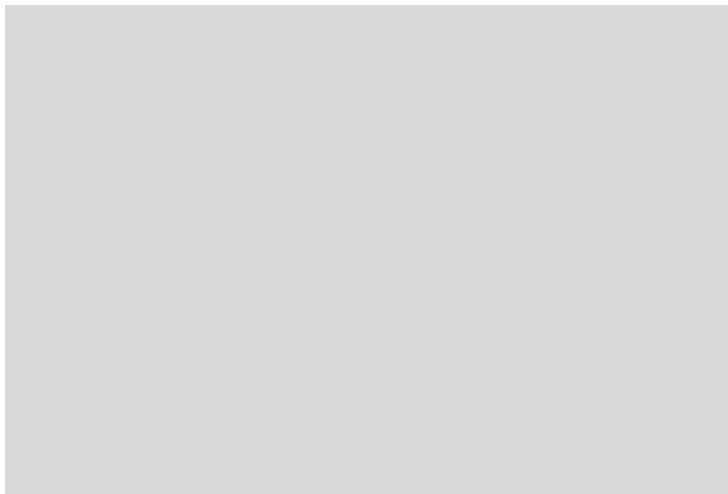
Offers in Excess of £850,000 Freehold

**MANSELL
McTAGGART**
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in brief...

- Sitting room with wood burner
- Separate study
- Magnificent 450 sq. ft. open plan kitchen/dining/family room
- Vaulted master bedroom with Juliette balcony and en-suite shower room
- Four further bedrooms

- Two additional bathrooms
- Integral garage
- Private driveway with electric gated entrance
- Stunning south westerly facing rear gardens
- Total plot just under 1/2 an acre



in more detail...

A significantly extended and beautifully modernised five bedroom (three bath/shower rooms) detached family home occupying a stunning plot extending to just under half an acre located on the semi-rural outskirts of Crowborough offering convenient access to open fields and countryside and a bus route linking with the neighbouring districts. This fine home is beautifully presented and has been extended and improved in recent years and now provides versatile accommodation which extends to 2,318 sq. ft. The south westerly facing rear gardens are a particular feature with a paved patio immediately adjoining the rear of the property, the remainder laid predominately to lawn interspersed and flanked with a wide variety of mature shrubs and trees offering almost total seclusion. The light and spacious accommodation comprises in brief on the ground floor, a gabled entrance, a reception hall, a sitting room with cast iron wood burning stove, a magnificent open plan and re-fitted kitchen/dining/family room with twin bi-folding doors opening to the patio and gardens, a separate study, a good sized utility room and a ground shower room. From the reception hall, a staircase rises to the first-floor landing, a stunning vaulted master bedroom with Juliette balcony, extensive built-in wardrobes and re-fitted en-suite shower room, four further bedrooms, a family bathroom and a further bathroom. Outside, the property is approached via electronically controlled timber gates with a security intercom system which gives access to a large driveway providing parking for a number of vehicles to one side of which is an integral garage. Side pathways give access to the fine south westerly facing rear gardens.

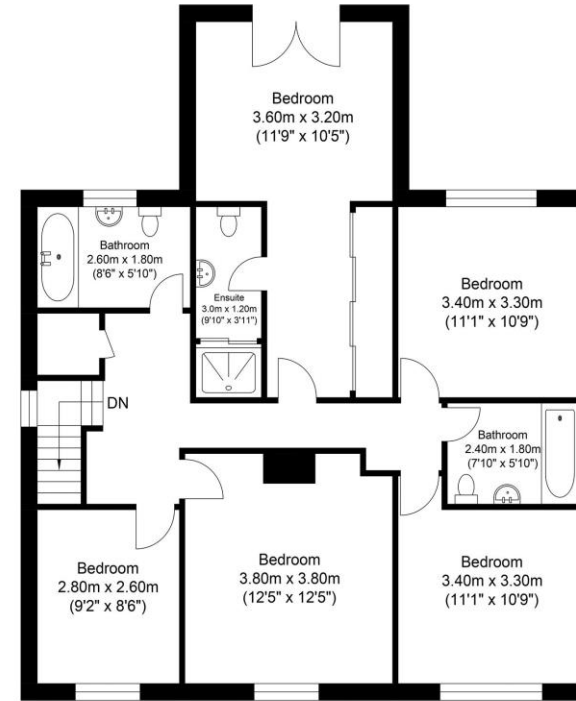
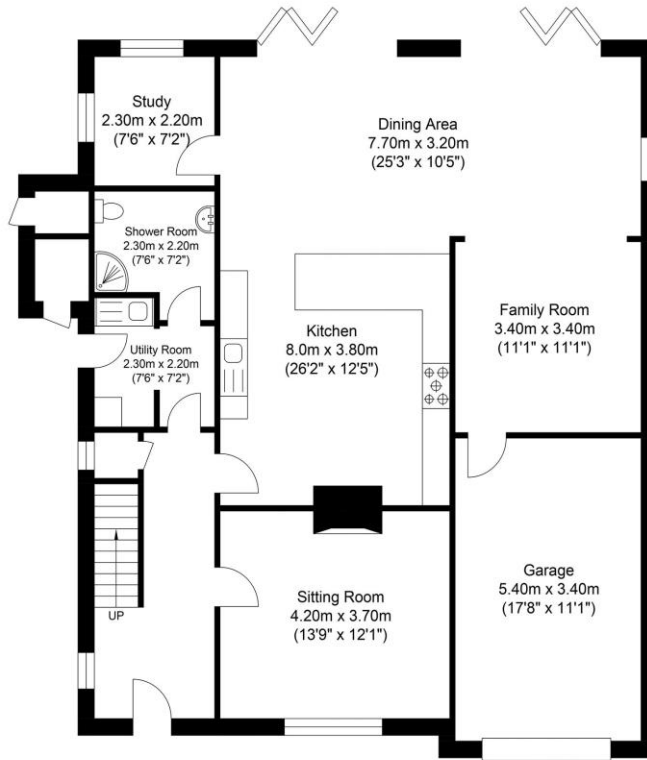
worth bearing in mind...

The total plot extends to just under half an acre. EPC Band C.



the location...

Two Trees is positioned in a semi-rural location on the southern outskirts of Crowborough within proximity to the popular and famous Beacon golf course, and yet within easy reach of Crowborough town centre. Crowborough offers a good selection of shopping facilities with supermarkets, banks, individual shops and the area is well served with a wide selection of schooling for all age groups including a sixth form community college and highly regarded primary schools. In addition, the area offers good sporting facilities including Crowborough Leisure Centre and two golf courses and a dry ski slope. There are mainline rail services to London in approximately one hour at nearby Jarvis Brook or 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 outdoor pursuits and vast scenic walks and bridle paths. The Royal Spa town of Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance (approximately 8 miles), and the coastal resorts of Eastbourne and City of Brighton can be reached by road in approximately one hour. Please check google maps for exact distances and travel times (property postcode: TN6 3BL)



Ground Floor
Approximate Floor Area
1284.78 sq ft
(119.36 sq m)

First Floor
Approximate Floor Area
1033.65 sq ft
(96.03 sq m)

Approximate Gross Internal Area (Including Garage) = 215.39 sq m / 2318.43 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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