

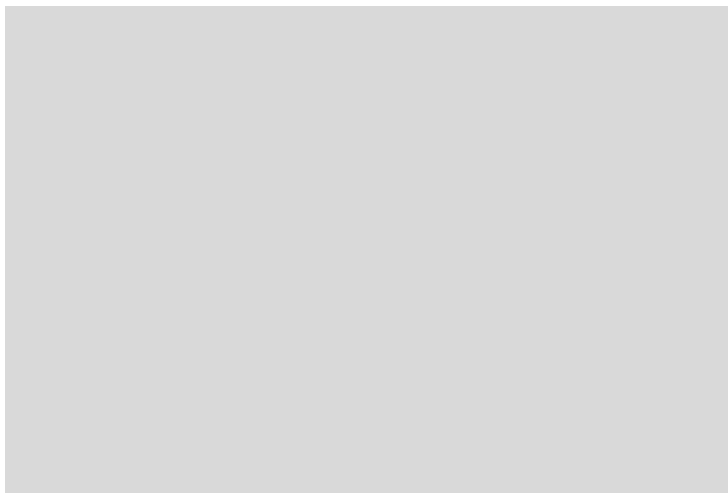


The Grove, Crowborough, East Sussex, TN6 1NY
£675,000 Freehold

**MANSELL
McTAGGART**
Trusted since 1947

in brief...

- Study
- Large family room
- Stunning part vaulted sitting room
- Open plan kitchen/dining room
- Master bedroom with extensive built-in wardrobes and en-suite shower room
- Four further bedrooms
- Family bathroom
- Replacement UPVC double glazed windows
- Adjoining carport
- Attractive and fully enclosed rear gardens with wooded outlook



in more detail...

VIDEO TOUR AVAILABLE. A modern and extremely spacious 5 bedroom (2 bath/shower rooms) detached home with attractive and secluded gardens beautifully positioned at the head of this desirable cul-de-sac within a short stroll of Crowborough town centre and a selection of primary schools. The rear gardens are a particular feature with a flagstone seating terrace spanning the entire width of the rear of the house the remainder laid predominately to level lawn fully enclosed by close board fencing and enjoying a fine outlook across the adjoining woodland. The spacious accommodation extends in excess of 2,000 sq. ft. and comprises in brief on the ground floor a covered entrance, an entrance lobby, a cloakroom, a good sized reception hall, a separate study, a good sized family room, an impressive part vaulted sitting room, an open plan kitchen/dining room with granite work surfaces and glazed double doors opening to the patio and gardens and a useful utility room. From the reception hall a staircase rises to the first floor landing, a master bedroom which has extensive built-in wardrobes and an en-suite shower room, 4 further bedrooms and a family bathroom. Outside to the front of the house there is a brick paved driveway which provides parking for a number of vehicles and leads in part to a useful storeroom (formerly the garage) and a covered car port. A side pathway and gate give access to the generous size rear gardens. EPC Band C.

worth bearing in mind...

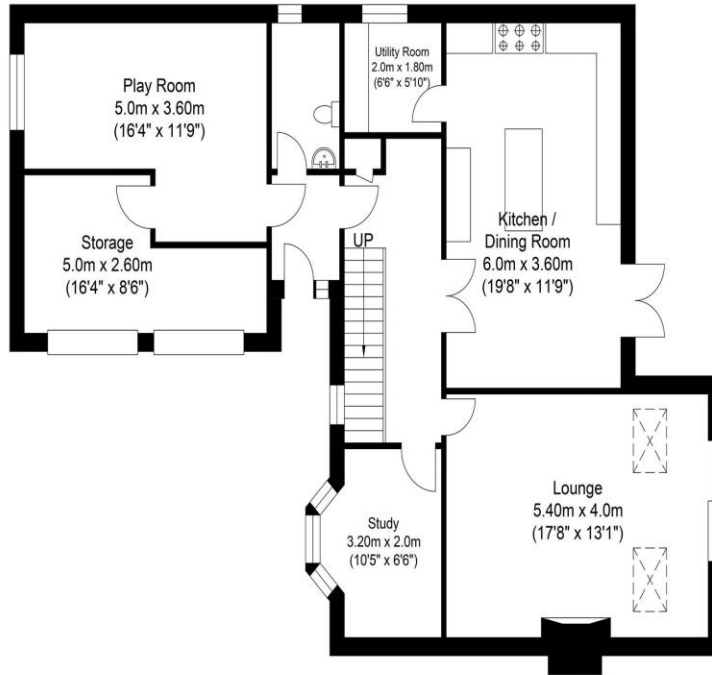
The breath-taking Ashdown Forest is within close proximity, the inspiration behind A.A Milne's Winnie the Pooh books, offering vast scenic walks and exceptional riding with its 6,000 acres of rolling countryside and woodland.



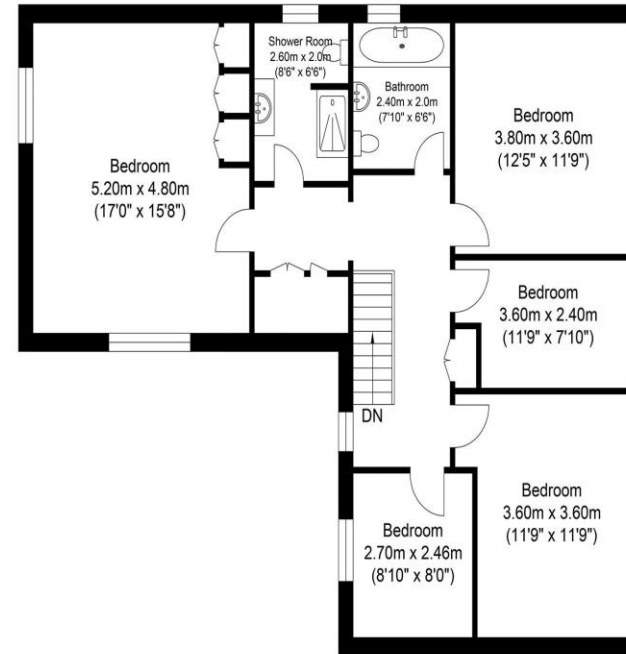
the location...

The Grove is a quiet cul-de-sac located on the sought after southern side of Crowborough. Although situated on the outskirts of town the property offers the 'best of both worlds' being within approx. 0.5 miles of Crowborough town centre offering 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 1NY)



Ground Floor
Approximate Floor Area
1051.41 sq ft
(97.68 sq m)



First Floor
Approximate Floor Area
981.99 sq ft
(91.23 sq m)

Approximate Gross Internal Area = 188.91 sq m / 2033.41 sq ft

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

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