



**WINGDALE, FIELDEN ROAD,
CROWBOROUGH, EAST SUSSEX, TN6 1TP**

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COVERED ENTRANCE * RECEPTION HALL * CLOAKROOM * FAMILY ROOM * DOUBLE ASPECT SITTING ROOM WITH WOOD BURNER * STUNNING KITCHEN/DINING ROOM * UTILITY ROOM * TWO/THREE GROUND FLOOR DOUBLE BEDROOMS * BATH/SHOWER ROOM * FIRST-FLOOR LANDING * TWO FURTHER BEDROOMS * ADDITIONAL BATH/SHOWER ROOM * GAS FIRED CENTRAL HEATING * UPVC DOUBLE GLAZED WINDOWS * SWEEPING DRIVEWAY * LARGE PARKING AREA * INTEGRAL DOUBLE GARAGE * STUNNING GARDENS AND GROUNDS * TOTAL PLOT JUST OVER ½ AN ACRE

PRICE: OIEO £875,000 FREEHOLD

Located in a peaceful semi-rural position, a substantial four/five bedroom (two bath/shower room) detached home occupying large gardens and grounds forming part of the ever-popular Warren development on the edge of the Ashdown Forest. This fine home, offers accommodation, which extends to 2,771 sq. ft. and comprises in brief on the ground floor, a deep covered entrance, a reception hall, a cloakroom, a family room with extensive built-in storage cupboards, an impressive double aspect sitting room with multi-fuel stove, a modern kitchen/dining room with glazed double doors opening to the terrace and gardens, a useful utility room, two ground floor double bedrooms and a family bath/shower room. From the reception hall, a staircase rises to the first-floor landing, two further double bedrooms and an additional bath/shower room. Outside, the gardens and grounds are a particular feature with flagstone seating patios adjoining both sides of the house beyond which are areas of rolling lawn interspersed and flanked with a wide variety of mature shrubs and trees, the whole offering a good degree of seclusion and extending to just over ½ an acre. Within the grounds there is a useful detached home office/outbuilding. EPC Band D.

Wingdale is beautifully positioned in a quiet semi-rural location on the edge of the Ashdown Forest forming part of the highly desirable Warren Area, yet offering convenient access to Crowborough town centre. The town centre offers a wide range of shopping and leisure facilities providing the usual day-to-day needs including several supermarkets, banks/building societies and a popular leisure centre. The area is well served with rail links to London, Jarvis Brook offers services to London Bridge in approx. 1 hour, and additionally nearby Royal Tunbridge Wells provides a wider range of shops and boutiques and a mainline railway station serving Charing Cross/cannon street in just over an hour. The area is well served with a selection of schooling for all age groups in both the private and public sector. The property is also within striking distance of the Crowborough beacon golf club with other nearby courses at The East Sussex National at Uckfield and The Nevill at Tunbridge Wells.

DEEP COVERED ENTRANCE: outside courtesy light, front door with opaque leaded light double glazed insert and adjacent opaque UPVC double glazed side panel into RECEPTION HALL: 31'0 x 9'6 staircase rising to the first-floor landing, deep walk-in under-stairs coats and storage cupboard, wall light point, recessed spotlighting, integral door to garage, oak flooring.

CLOAKROOM: comprising low level WC, pedestal washbasin with tiled splash-back, opaque UPVC double glazed window to front, tiled flooring, recessed spotlighting.

FAMILY ROOM/BEDROOM: 12'7 x 11'1 UPVC double glazed window overlooking the rear of the property, extensive range of built-in storage cupboards, recessed spotlighting.

SITTING ROOM: 20'3 x 13'10 a handsome double aspect room, UPVC double glazed window overlooking the side of the property with fine views across the gardens and woodland beyond, UPVC double glazed double doors opening to the terrace and garden, fireplace with recessed cast iron multi-fuel stove with granite heart, oak flooring.

KITCHEN/DINING ROOM: 21'0 x 13'10 beautifully re-fitted with a range of shaker style units with chrome door furniture and comprising recessed butler style ceramic sink with waste disposal unit and free standing chrome mixer tap, cupboards beneath. Adjoining granite work surfaces, further range of units to eye and base level including integrated Neff dishwasher, fridge/freezer with adjacent retractable spice drawer, space for range cooker with stainless steel extractor canopy over, large central island with granite surface over, units beneath, integrated dustbin store, breakfast bar providing seating for 3, granite uprights, UPVC double glazed windows overlooking the front and side of the property with fine views across the gardens, UPVC double glazed double doors opening to the terrace, oak flooring, recessed spotlighting.

UTILITY ROOM: 14'8 x 9'7 comprising single bowl single drainer stainless steel sink unit with mixer tap, cupboards and space and plumbing for domestic appliance beneath. Adjoining granite effect work surfaces, further range of units to eye and base level, cupboard housing Ideal gas fired boiler, tiled surrounds, UPVC double glazed windows overlooking the front and side of the property with fine views across the gardens, UPVC double glazed door opening to the rear patio, tiled flooring, recessed spotlighting.

MASTER BEDROOM: 15'9 x 15'0 double aspect room, UPVC double glazed windows overlooking the rear and side of the property.

BATH/SHOWER ROOM: 10'6 x 9'4 comprising enclosed double ended bath, central chrome mixer tap, enclosed shower cubicle with wall mounted shower unit, wide soaker rose, wall mounted washbasin, low level WC with concealed cistern, fully tiled walls and floor, heated chrome ladder style towel rail, built-in shelved storage cupboard, opaque UPVC double glazed window to rear, recessed spotlighting, coved ceiling.

BEDROOM 4: 16'1 x 11'11 UPVC double glazed window to rear, extensive range of built-in wardrobes, recessed spotlighting.

From the reception hall, a staircase rises to the FIRST-FLOOR LANDING: door giving access to extensive eaves storage space, UPVC double glazed window to front.

BEDROOM 2: 23'7 x 9'5 double aspect room, UPVC double glazed window to side, large Velux window to front, deep built-in storage cupboard, recessed spotlighting, laminate flooring.

BEDROOM 3: 14'7 x 14'6 UPVC double glazed windows to front, extensive range of built-in wardrobes.

BATH/SHOWER ROOM: 9'3 x 6'5 comprising enclosed bath, chrome mixer tap with handheld shower attachment, fully tiled enclosed shower cubicle with wall mounted chrome shower unit, pedestal washbasin, low level WC, fully tiled walls and floor, heated chrome ladder style towel rail, opaque UPVC double glazed window to side, recessed spotlighting.

OUTSIDE

GARDENS AND GROUNDS

Flagstone seating terraces immediately adjoin the rear and side of the property and offer peace and seclusion. The remainder of the gardens are laid to predominately to rolling lawn interspersed and flanked with numerous mature shrubs and trees, the whole extending to ½ an acre. Within the grounds, there is a greenhouse and a DETACHED TIMBER OUTBUILDING: 9'7 x 9'6 which has been partially converted to provide a useful home office with a window overlooking the grounds, power and light connected and part glazed double doors opening to an adjoining veranda. To the rear of this home office is a useful timber store 9'6 x 7'2.

The property is approached via a sweeping driveway and an electronically controlled five bar gate, which leads to a parking area providing parking for a number of vehicles. To one side there is an INTEGRAL DOUBLE GARAGE: 20'2 x 15'9 electronically controlled roller style door, double glazed window to side, power and light connected.



VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART

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.

