



MAGPIE HOLT, HIGH BROOM LANE, CROWBOROUGH, EAST SUSSEX, TN6 3SP

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Enjoying spectacular southerly views of the South Downs, a substantial detached family home occupying gardens and grounds of 1.3 acres located in a peaceful private road on the desirable outskirts of Crowborough. Magpie Holt is an impressive and beautifully maintained home offering spacious and highly versatile accommodation, which extends to 4,085 sq. ft. The gardens and grounds are a particular feature and enjoy a sunny and secluded southerly aspect with a flagstone seating terrace spanning the entire width of the rear of the house the remainder laid predominately to rolling lawn interspersed and flanked with numerous mature shrubs and trees, the whole offering total seclusion. Within the grounds, there are several useful stores/outbuildings to include a stable block and timber shed. The generously proportioned accommodation comprises in brief on the ground floor, an entrance porch, a large reception hall, a cloakroom, a study, a family room, a stunning double aspect sitting room with Chesneys fireplace and glazed double doors opening to the patio and gardens, a separate dining room, a kitchen/breakfast room and a laundry room. From the reception hall, a staircase rises to a galleried first-floor landing, a master bedroom with Juliette balcony and re-fitted en-suite shower room, four further bedrooms (three en-suite) and a family bathroom. Outside, the property is approached via a sweeping driveway accessed via twin wrought iron gates, which lead to a large parking area to one side of which is extensive integral garaging. The gardens and ground surround the property on all sides and provide peace and seclusion.





UPVC double glazed double doors with adjacent floor to ceiling side panels into **ENTRANCE PORCH**: UPVC double glazed double windows to side, further UPVC double glazed double doors into **RECEPTION HALL**: staircase rising to the first-floor landing, under-stairs storage cupboard, built-in coat cupboard, ceiling corning.

CLOAKROOM: comprising low level WC, pedestal washbasin, fully tiled walls, recessed spotlighting.

STUDY: 15'9 x 6'10 UPVC double glazed window overlooking the rear of the property enjoying breath-taking views towards the South Downs, dado rail, door into garaging, coved ceiling.

FAMILY ROOM: 12'2 x 9'2 UPVC double glazed window overlooking the front of the property, UPVC double glazed double doors with adjacent floor to ceiling side panels opening to the sitting room, ceiling corning.

SITTING ROOM: 30'7 x 19'9 a handsome double aspect room, UPVC double glazed windows to side, UPVC double glazed double doors with adjacent floor to ceiling side panels opening to the terrace and gardens, a handsome fireplace with recessed cast iron Chesneys fireplace with timber surround, stone hearth, wall light points, coved ceiling, dado rail.

DINING ROOM: 17'9 x 15'9 UPVC double glazed overlooking the front and side of the property, dado rail, ceiling corning.

KITCHEN/BREAKFAST ROOM: 25'6 x 10'9 fitted with a modern range of units to eye and base level and comprising one and a half bowl single drainer sink unit with mixer tap, cupboards and drawers beneath. Adjoining granite effect work surfaces, further range of units to eye and base level including glazed display units, integrated Electrolux stainless steel double ovens with cupboards above and below, further work surfaces, inset four ring Bosch electric hob, tiled surrounds, UPVC double glazed window to rear, UPVC double glazed double doors with adjacent floor to ceiling side panels

opening to the terrace and gardens, coved ceiling, recessed spotlighting. **UTILITY AREA**: with work surface, space and plumbing for domestic appliances, UPVC double glazed window to rear, large walk-in storage cupboard.

LAUNDRY ROOM: UPVC double glazed window to front, tiled flooring.

From the reception hall, a staircase rises to a **GALLERIED FIRST-FLOOR LANDING**: hatch giving access to loft space, UPVC double glazed overlooking the front of the property, airing cupboard housing lagged hot water cylinder with slatted shelving over, coved ceiling.

MASTER BEDROOM: 16'6 x 12'11 UPVC double glazed double doors with adjacent floor to ceiling side panels opening to a **JULIETTE BALCONY** which affords a spectacular view across the terraced gardens and towards the South Downs, wall light points, coved ceiling, door into **EN-SUITE SHOWER ROOM**: 16'6 x 7'2 beautifully re-fitted with a modern white suite and comprising fully tiled enclosed double width shower cubicle with wall mounted shower unit, low level WC, pedestal washbasin, part tiled walls, tiled flooring, UPVC double glazed window to side, coved ceiling.

GUEST BEDROOM SUITE: 13'8 x 12'11 UPVC double glazed overlooking the side of the property, coved ceiling, door into **EN-SUITE SHOWER ROOM**: comprising fully tiled enclosed shower cubicle with wall mounted shower unit, wall mounted washbasin, low level WC.

BEDROOM: 16'6 x 9'5 UPVC double glazed window overlooking the front of the property, coved ceiling, door into **EN-SUITE SHOWER ROOM**: comprising fully tiled enclosed shower cubicle with wall mounted shower unit, pedestal washbasin with tiled splash- back, low level WC, coved ceiling.

BEDROOM: 16'6 x 9'5 UPVC double glazed window overlooking the front of the property, coved ceiling, door into **EN-SUITE SHOWER ROOM**: comprising fully tiled

enclosed shower cubicle with wall mounted shower unit, pedestal washbasin with tiled splash- back, low level WC, recessed spotlighting, coved ceiling.

BEDROOM: 16'1 x 9'2 UPVC double glazed window overlooking the rear of the property enjoying spectacular views towards the South Downs, twin built-in wardrobes, further eaves storage space.

FAMILY BATHROOM: 7'3 x 5'10 comprising enclosed bath, mixer tap with handheld shower attachment, pedestal washbasin, low level WC, fully tiled walls, UPVC double glazed window to rear.

OUTSIDE

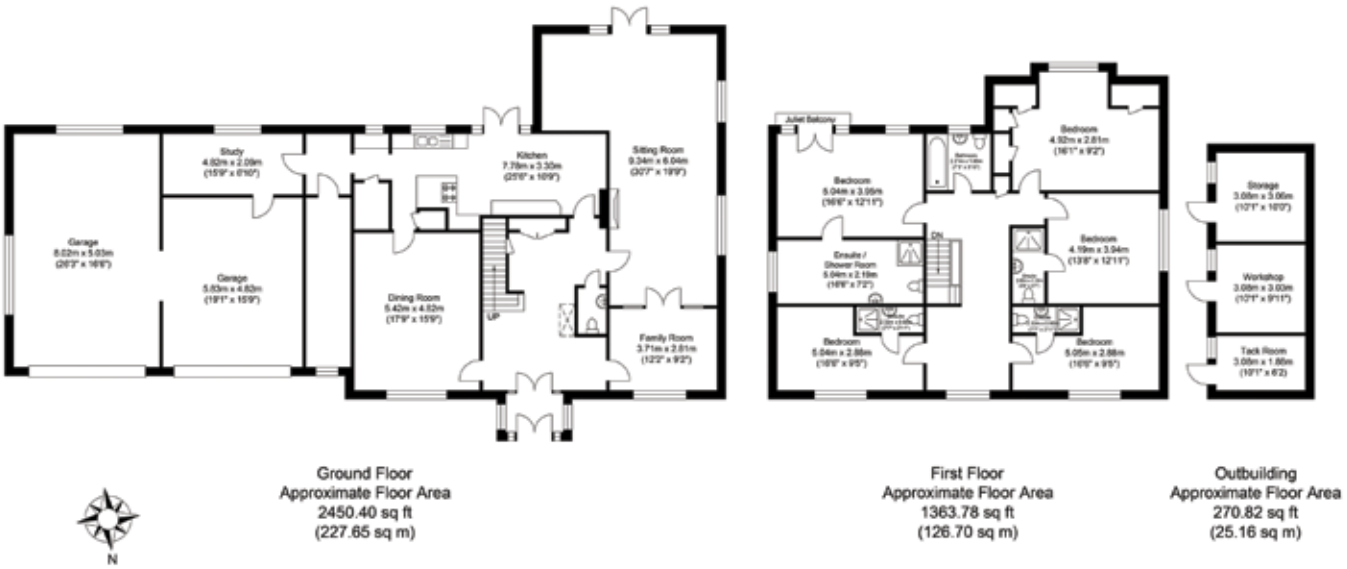
REAR GARDENS

A flagstone seating terrace spans the entire width of the rear of the house to one side of which is a large ornamental water feature with a rockery surround. This rear terrace affords a spectacular view across the gardens towards the South Downs. The remainder of the gardens are laid predominately to rolling lawn interspersed and flanked with a wide variety of mature trees and shrubs, the whole offering total seclusion. The gardens are bound by thick natural hedging and afford due south views. Positioned to one side of the house there is a **TWIN STABLE BLOCK** which consists of **TWO LOOSE BOXES** and an **ADJOINING TACK ROOM**. Adjacent to the stable block there is a further useful **TIMBER SHED**. There is a further area of garden positioned to the front of the house, which is laid to sweeping lawn interspersed with several mature shrubs. Magpie Holt is accessed via twin wrought iron gates on brick pillars leading to a sweeping driveway providing parking for an extensive number of vehicles. To one side there is **INTEGRAL GARAGING**: with twin electronically controlled up and over doors, power and light connected, windows to side and rear. The gardens and grounds are a particular feature and extend to 1.3 acres.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area (Including Garage) = 379.51 sq m / 4085.01 sq ft
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LOCATION

Magpie Holt is beautifully located in an elevated position towards the end of a quiet, private lane on the southern outskirts of Crowborough immediately adjoining the famous Crowborough Beacon Golf Course yet within easy reach of the town centre. Crowborough town centre is nearby and 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.



VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART CALL 01892 662668

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