



WOODWYNDE, RANNOCH ROAD WEST,
CROWBOROUGH, EAST SUSSEX, TN6 1RF

**MANSELL
McTAGGART**
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COVERED ENTRANCE * RECEPTION HALL * CLOAKROOM * STUDY * SEPARATE DINING ROOM * IMPRESSIVE SITTING ROOM * KITCHEN/BREAKFAST ROOM * UTILITY ROOM * FIRST-FLOOR LANDING * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * THREE FURTHER BEDROOMS * FAMILY BATHROOM * GAS FIRED CENTRAL HEATING * UPVC DOUBLE GLAZED WINDOWS * BRICK PAVED DRIVEWAY * INTEGRAL DOUBLE GARAGE * FRONT GARDEN * STUNNING WESTERLY FACING SECLUDED REAR GARDENS

PRICE: £700,000 FREEHOLD

A spacious four bedroom (two bath/shower room) detached family home with large westerly facing gardens beautifully positioned in a quiet tucked away cul-de-sac forming part of the highly desirable Warren area on the edge of the Ashdown Forest, the inspiration behind A. A. Milne's Winnie the Pooh books. The rear gardens are a particular feature and offer total seclusion with a paved patio immediately adjoining the rear of the property, the remainder laid predominantly to lawn interspersed and flanked with a wide variety of mature shrubs including banks of rhododendron. The spacious accommodation comprises in brief on the ground floor, a covered entrance, a reception hall, a cloakroom, a study, a separate dining room with patio doors opening to the rear gardens, an impressive sitting room with open fireplace, a kitchen/breakfast room and a utility room. From the reception hall, a staircase rises to the first-floor landing, a master bedroom with twin built-in double wardrobes and en-suite shower room, three further good-sized bedrooms and a family bathroom. Outside, the property is approached via a brick paved driveway which provides parking for a number of vehicles and leads to an integral double garage. There is a large area of front garden within which is a meandering brook. EPC Band D.

Woodwynde is beautifully positioned in a quiet and secluded location at the head of this small cul-de-sac located off Rannoch Road and forms part of the highly desirable Warren Area on the edge of the breath-taking Ashdown Forest providing vast scenic walks and bridle paths. Crowborough town centre is also nearby 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.

WIDE COVERED ENTRANCE: outside courtesy light, UPVC front door with opaque double glazed insert and adjacent floor to ceiling side panel into RECEPTION HALL: staircase rising to the first-floor landing, coved ceiling, laminate flooring.

CLOAKROOM: comprising low level WC, wall mounted washbasin with tiled splash-back, opaque UPVC double glazed window to front, coved ceiling.

STUDY: UPVC double glazed window overlooking the rear gardens, extensive range of built-in work stations/office furniture, coved ceiling.

DINING ROOM: UPVC sliding double glazed patio doors opening to the rear patio and gardens, coved ceiling.

SITTING ROOM: UPVC double glazed windows overlooking the front of the property, wall light points, coved ceiling, open brick fireplace with tiled hearth, coved ceiling.

KITCHEN/BREAKFAST ROOM: fitted with a matching range of units to eye and base level and comprising single bowl double drainer stainless steel sink unit with cupboards beneath. Adjoining granite effect work surfaces, further range of units to eye and base level, space for cooker with extractor over, tiled surrounds, UPVC double glazed window overlooking the rear gardens, coved ceiling, Karndean flooring.

UTILITY ROOM: wall mounted Potterton gas fired boiler, UPVC double glazed door opening to the rear patio and gardens, further UPVC double glazed window to rear, coved ceiling, Karndean flooring.

From the reception hall, a staircase rises to the FIRST-FLOOR LANDING: UPVC double glazed window overlooking the side of the property, hatch giving access to loft space, airing cupboard housing lagged hot water cylinder with slatted shelving and immersion heater over.

MASTER BEDROOM: UPVC double glazed window overlooking the rear of the property enjoying a fine view across the gardens, two built-in double wardrobes, coved ceiling, door into EN-SUITE SHOWER ROOM: comprising fully tiled enclosed shower cubicle, low level WC, pedestal wash basin, part tiled walls, opaque double glazed window to rear.

BEDROOM 2: UPVC double glazed window overlooking the front of the property, built-in double wardrobe, coved ceiling.

BEDROOM 3: UPVC double glazed window overlooking the rear gardens, built-in wardrobe, built-in study and office furniture, coved ceiling.

BEDROOM 4: UPVC double glazed window overlooking the front of the property, built-in wardrobe, coved ceiling.

FAMILY BATHROOM: comprising enclosed bath, twin chrome handgrips, pedestal washbasin, low level WC, part tiled walls, opaque UPVC double glazed window to front.

OUTSIDE

The property is approached via a LONG BRICK PAVED DRIVEWAY: providing parking for a number of vehicles and leading directly to a INTEGRAL DOUBLE GARAGE: with electronically operated shutter style up and over door, power and light connected. There is a large area of FRONT GARDEN, laid to lawn interspersed and flanked with numerous mature shrubs and trees with a pleasant central meandering brook. A side gate and path give access to the:

REAR GARDENS

A paved patio immediately adjoins the rear of the property which affords a fine outlook across the remainder of the gardens which are laid predominately to lawn interspersed and flanked with numerous mature shrubs and trees including banks of rhododendron. The gardens are fully enclosed by close board fencing and offer total seclusion enjoying a fine westerly aspect. The plot is just over ¼ of an acre.

VIEWING STRICTLY BY APPOINTMENT WITH MANSSELL 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.



