



GHYLL ROAD

CROWBOROUGH - £1,100,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Ghyll Mead South, Ghyll Road, Crowborough, TN6 1SU

Entrance Hall - Utility Area - Downstairs WC - Snug
Sitting Room - Kitchen/Dining Room - Garden Room
Galleried First Floor Landing - Master Bedroom With En
Suite Shower Room - Guest Bedroom With En Suite
Bathroom - Further Double Bedroom - Family Bathroom

Cart Lodge

Entrance Hall - Downstairs Shower Room - Office/Study
Double Garage - First Floor Landing Area With Storage
Cupboard - Play Room - Bedroom

Ample Off Road Parking - Generous Landscaped
Gardens

Set in a peaceful backwater on the edge of Ashdown Forest and occupying approximately 0.62 acres, this exquisitely extended and fully renovated attached Victorian home offers exceptional accommodation throughout. The current owners have carried out an extensive programme of renovation and extension works, including the installation of luxurious bathrooms with premium sanitary ware, a new central heating system, complete rewiring, replacement double glazing, and a beautifully appointed kitchen/dining room featuring Quartz worktops and high-end fitted units. Within the grounds is an impressive detached Cart Lodge with garaging beneath and versatile additional accommodation comprising an office, playroom, bedroom, and shower room. The Cart Lodge has also been refurbished and benefits from a newly installed air source heat pump heating system. The property is further enhanced by beautifully landscaped gardens with flagstone seating terraces, mature planting, and a variety of peaceful areas in which to relax and entertain. Ample off-road parking is also provided. This is an exceptionally rare opportunity to acquire a truly unique home in a highly desirable setting, and early viewing is strongly recommended. To simplify the purchasing process, the property is offered for sale with no onward chain.





COVERED TIMBER ENTRANCE PORCH:

Glass panelled composite front door opening into:

ENTRANCE HALL:

Stairs to first floor, alarm control panel, under stairs cupboard housing electric meter and consumer unit, sound proof wooden wall panelling, tiled flooring, coats hanging area and small window to front.

UTILITY AREA:

Built-in washing machine and tumble dryer with work surfaces and shelving, cupboard housing Worcester Bosch boiler and pressurised hot water tank. Continuation of attractive tiled flooring, door to WC and door to rear.

DOWNSTAIRS WC:

Dual flush low level WC and vanity wash basin. Tall radiator, part tiled walling, engineered oak flooring, sensor lighting and obscured window to rear.

SNUG:

Storage cupboard, engineered wood flooring, radiator and box bay window to front with plantation blinds.

SITTING ROOM:

Recessed fireplace with wood burning stove and stone hearth. Engineered wood flooring and window to front with plantation blinds.

KITCHEN/DINING ROOM:**Kitchen Area:**

Beautifully fitted new kitchen featuring an extensive range of wall and base units with Quartz worktops/upstands over and incorporating an inset sink with drainer. Appliances include two eye level ovens, induction hob with extractor fan, integrated dishwasher, fridge and American style fridge/freezer. There is a central island with Quartz worktops, breakfast bar, storage below and wine fridge. Engineered oak flooring with underfloor heating, sky lantern window, double doors and bifold doors to rear garden.

Dining Room Area:

Large fitted dresser, continuation of engineered oak flooring and bifold doors opening to rear garden.

GARDEN ROOM:

Engineered oak flooring with under floor heating and double doors opening to patio.

GALLERIED FIRST FLOOR LANDING:

Loft access, fitted carpet and window to front.

MAIN BEDROOM:

Built in wardrobe, engineered oak flooring, radiator, windows to rear and side, radiator and door into:

EN SUITE SHOWER ROOM:

Large walk in enclosure with rainfall showerhead and additional handheld shower attachment, dual flush WC and vanity wash basin with mirror above and storage under. Tall radiator, tiled flooring, tiled walling and obscured window to side.

BEDROOM:

Fitted wardrobe cupboard, panelled walling with side lights, fitted carpet, box bay window to front with plantation blinds and door into:

EN SUITE BATHROOM:

High quality Lusso freestanding bath with side taps and additional shower attachment, large walk in enclosure with rainfall showerhead, dual flush low level WC and Lusso vanity sink with storage under and mirror above. Tall radiator, tiled flooring, extractor fan and window to front with plantation blinds.

BEDROOM:

Built in wardrobe cupboards, engineered oak flooring, radiator and windows to side and rear.

FAMILY BATHROOM:

Lusso freestanding bath with side taps and shower attachment, dual flush WC, Lusso vanity wash basin with storage under and mirror above. Tall radiator, tiled flooring and obscured window to rear.

CART LODGE:**ENTRANCE HALL:**

Coats hanging area, radiator and stairs to first floor.

DOWNSTAIRS SHOWER ROOM:

Tiled shower cubicle, WC and vanity wash basin. Radiator, laminate flooring and obscured window to rear.

OFFICE/STUDY:

Power and light, large window to front and external double doors to rear.

FIRST FLOOR LANDING:

Storage cupboard and doors to:

PLAYROOM:

Air conditioning/heating unit, laminate flooring and windows to front and side with plantation shutters.

BEDROOM:

Air conditioning/heating unit, fitted carpet and window overlooking the garden.



OUTSIDE:

Set down a private drive behind electrically operated remote-controlled gates, accessed via telephone entry or keypad, the property opens onto an extensive parking area with space for numerous vehicles. The front garden is attractively landscaped, featuring well-stocked flower borders, a rockery, and a variety of mature trees, shrubs, and planting. Accessed through a timber gate, the rear garden boasts a spacious patio area extending around the side and rear of the property. Predominantly laid to lawn, the garden also includes a covered seating area, an expansive Indian sandstone terrace, garden shed, ornamental pond and a raised seating area perfectly positioned to enjoy the late afternoon sun. The double garage is fitted with an electric up-and-over door and houses the controls for the air source heat pump, pressurised water system, and a separate consumer unit. Benefiting from a concrete floor, strip lighting, and a range of wall and base units, the garage is both practical and well-equipped. Additional features include a Pod Point EV charger together with extensive external lighting throughout the grounds.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWINGS:

By appointment with Wood & Pilcher Crowborough on 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - House (Gas Heating) Cart lodge (Air Source Heat Pump)

Rights and Easements - Right of way of neighbouring drive



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



House Approx. Gross Internal Area 2280 sq. ft / 211.9 sq. m
 Garage Approx. Gross Internal Area 1190 sq. ft / 110.4 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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