

REAR VIEW

SCHOOL LANE

CROWBOROUGH - £825,000



Brook Mead, School Lane, Crowborough, TN6 1SB

Covered Entrance Porch - Entrance Hall - Sitting Room
Kitchen/Dining Room - Large Utility Room - Study
Downstairs Shower Room - Four Bedrooms - Family
Bathroom Separate WC - Off Road Parking - Carport
Established Front Garden - Beautifully Landscaped Rear
Garden - Decked Terrace - Summerhouse

Set on the fringes of Ashdown Forest, this beautifully remodelled and extended detached family home has been thoughtfully upgraded by the current owners to an exceptional standard. Offering versatile and spacious accommodation, the property is ideal for modern family living and has the potential to accommodate multigenerational needs. The ground floor features a welcoming sitting room with a wood-burning stove, which opens into a stunning open-plan kitchen/dining room. Further accommodation includes a study, which could also be used as a fifth bedroom, along with a convenient downstairs shower room. Upstairs, the property has been tastefully redecorated and offers four well-proportioned bedrooms, a newly installed family bathroom, and a separate WC. Externally, the property benefits from ample off-road parking to the front, along with access to a carport providing additional storage. A standout feature of this home is the beautifully landscaped rear garden, thoughtfully designed with a variety of entertaining spaces, including a raised decked terrace, manicured lawns, and stunning views across the surrounding countryside. Combining contemporary upgrades, flexible living space, this exceptional home provides a rare opportunity to enjoy both comfort and versatility in a sought-after location.

COVERED ENTRANCE PORCH:

Exterior lighting and glass panelled timber front door opens into:

ENTRANCE HALL:

Original teak finger parquet floor, radiator, stairs to first floor and understairs cupboard providing coats hanging area.





SITTING ROOM:

Morso wood burning stove with quarry tiled hearth. Solid oak parquet flooring, radiator, window to front, two windows to side and sliding doors into kitchen/dining room.

KITCHEN/DINING ROOM:

Range of wall and base units and a central island all with Quartz worktops. Franke twin Butler style sink with swan mixer tap and Quooker boiling hot water tap. Appliances include Neff twin hide/slide ovens, Siemens IQ induction hob with extractor fan, integrated dishwasher and space for American style fridge/freezer. Inset remote controlled gas fire, attractive tiled flooring with underfloor heating, twin skylights, further large window to rear and wide sliding patio doors to rear decked terrace and garden beyond.

UTILITY ROOM:

Large larder/storage cupboard, wall and base units with worktops over incorporating a one and a half bowl stainless steel sink/drainer with swan mixer tap. Space for washing machine and tumble dryer, newly installed combi boiler, ladder style radiator and vinyl floor tiles.

DOWNSTAIRS SHOWER ROOM:

Large walk-in enclosure with rainfall showerhead and separate shower attachment, low level dual flush WC and vanity wash basin with storage under. Ladder style towel rail, extractor fan and two obscured windows to side.

STUDY:

Built-in floor to ceiling storage, carpet as fitted, radiator and window to front.

FIRST FLOOR GALLERIED LANDING:

Drop-down ladder providing access to a partially boarded and well-insulated loft, storage cupboard with shelving, carpet as fitted and attractive balustrades.

BEDROOM:

Carpet as fitted, radiator and window to rear.

BEDROOM:

Carpet as fitted, radiator and window to rear.

BEDROOM:

Carpet as fitted, radiator and window to rear.

BEDROOM:

Carpet as fitted, radiator and window to front.

BATHROOM:

Newly renovated suite comprising a bath with shower over, glass shower screen and basin. Radiator, chrome dual fuel towel rail and obscured window to front.

SEPARATE WC:

Dual flush low level WC, vanity wash basin and obscured window to side.

OUTSIDE FRONT:

A brick-and-block paved driveway provides off-road parking and leads to an open carport with storage. The remainder of the garden is mainly laid to lawn, complemented by a variety of trees and hedged borders, with access to the rear available from both sides of the property.

OUTSIDE REAR:

Enjoying countryside views the garden features a hardwood decked terrace with contemporary wire balustrades, exterior lighting and Alexa interface. Steps lead down to a newly created patio area, suited to a further outside seating and entertaining area. The remainder of the garden is mainly laid to lawn and enjoys an abundance of mature trees, shrubs, and planting along with hot and cold outside taps, three garden sheds and beneath the decking is a log store area.

SUMMERHOUSE:

The summerhouse is fully insulated and includes double glazing, power, heating and lighting. This is currently used as a home office all year round.

SITUATION:

Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area boasts an excellent range of schooling, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events. To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

TENURE:

Freehold



COUNCIL TAX BAND:
E

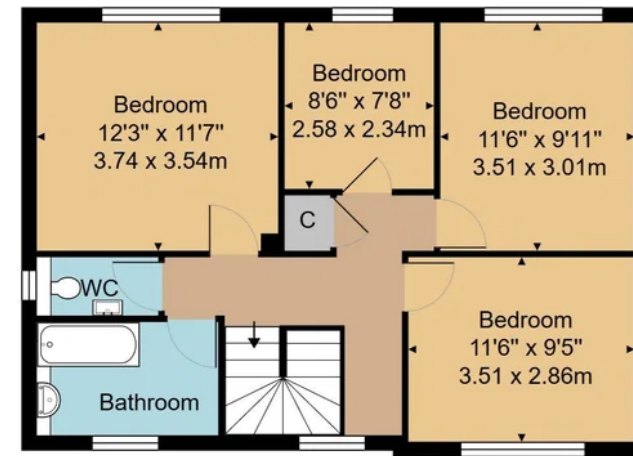
VIEWINGS:
By appointment with Wood & Pilcher Crowborough
01892 665666

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 - Gas Heating





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor

Approx. Gross Internal Area 1785 ft² ... 165.8 m²

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.

Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666

Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON
OFFICE

www.woodandpilcher.co.uk

WOOD & PILCHER
Sales, Lettings, Land & New Homes

The Property Ombudsman
APPROVED CODE
TRADING STANDARDS UK

