



**HARLEQUIN LANE**  
**CROWBOROUGH - £1,185,000**



Stedlyn, Harlequin Lane, Crowborough, TN6 1HU

Entrance Hall - Downstairs Cloakroom - Study - Sitting Room - Dining Room - Kitchen/Diner - Utility Room - Five Bedrooms - Two En Suites - Family Bathroom - Off Road Parking - Double Garage - Well Tended Rear Garden

This immaculately presented detached house, originally constructed by Millwood Designer Homes in 2012, is situated in an elevated and peaceful position at the end of a private lane off one of Crowborough's most prestigious roads. The property offers an abundance of features, including five bedrooms, two of which benefit from en suite facilities, as well as a modern family bathroom. The ground floor accommodation comprises three reception rooms and a beautifully appointed kitchen/diner, with doors opening directly onto the southerly facing rear garden. Externally, the home boasts a well-maintained rear garden with a patio area, ideal for outdoor entertaining. To the front, there is ample off-road parking and access to a double garage. Ideally located with convenient access to the town centre, scenic local walks, golf courses, and a range of amenities, this home is a rare offering. Properties of this calibre and presentation seldom come to market, and we strongly recommend arranging a viewing at your earliest convenience.



**TIMBER ENTRANCE PORCH:**  
Obscured glass panelled door opens into:

**ENTRANCE HALL:**  
Coir entrance matting, stairs to first floor, understairs cupboard housing electricity meter and consumer unit, radiator, wall mounted alarm, smoke detector, timber flooring and two windows to front.

**DOWNSTAIRS CLOAKROOM:**  
Dual flush wc, vanity wash hand basin with storage beneath, tiled flooring, mirrored wall, porcelain tiled flooring, radiator and extractor fan.





**STUDY:**

Fitted carpet, broadband/tv points, radiator and windows to front and side.

**DINING ROOM:**

Fitted carpet, two radiators and two bay windows to front and side.

**SITTING ROOM:**

Feature fireplace incorporating an inset flame effect gas fire with limestone mantle and hearth, three radiators, fitted carpet, two windows to side and French doors opening to rear patio.

**KITCHEN/DINER:**

Extensive range of wall and base units with granite worktops over incorporating a one and half bowl stainless steel sink with mixer tap and drainer. Appliances include a 4-ring ceramic hob with extractor fan over and steel back plate, twin eye level ovens and integrated appliances include a fridge, freezer and dishwasher. Two radiators, porcelain tiled flooring, window to rear and bifold doors to rear garden.

**UTILITY ROOM:**

Base units with worktops over incorporating a stainless steel sink, space for washing machine and tumble dryer, cupboard housing pressurise hot water system, wall mounted gas Ideal boiler, radiator, porcelain tiled flooring and door to side return.

**GALLERIED FIRST FLOOR LANDING:**

Radiator, fitted carpet and window to front.

**MASTER BEDROOM:**

Built in wardrobe cupboard, radiator, fitted carpet, window to rear and door into:

**EN SUITE BATHROOM:**

Tiled walk-in double enclosure with integrated shower, panelled bath with shower attachment over, dual flush wc, vanity wash hand basin with storage beneath, chrome heated towel rail, mirrored wall, shaver point, tiled flooring, extractor fan and obscured window to side.

**BEDROOM:**

Two built-in wardrobe cupboards, radiator, fitted carpet, window to rear and door into:

**EN SUITE SHOWER ROOM:**

Tiled enclosure with integrated shower, chrome heated towel rail, dual flush wc, vanity wash hand basin, mirrored wall, shaver point, extractor fan and tiled flooring.

**BEDROOM:**

Radiator, carpet as fitted and window to front.

**BEDROOM:**

Radiator, carpet as fitted and window to front.

**BEDROOM:**

Radiator, fitted carpet and window to rear.

**FAMILY BATHROOM:**

Panelled bath with shower attachment over, tiled enclosure with integrated shower, dual flush wc, vanity wash hand basin, mirrored wall, shaver point, chrome heated towel rail, tiled flooring, extractor fan and obscured window to front.

**OUTSIDE FRONT:**

Brick block driveway with extensive off road parking leads to a double garage with power and light and accessed via electric up/over doors. Area of garden is predominately laid to lawn with hedge borders.

**OUTSIDE REAR:**

The garden enjoys a southerly aspect featuring a patio adjacent to the property with various seating areas. The remainder of the garden is principally laid to lawn enclosed by some high hedging providing a good deal of privacy.

**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 excellent state and private schools for both junior and secondary levels, 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

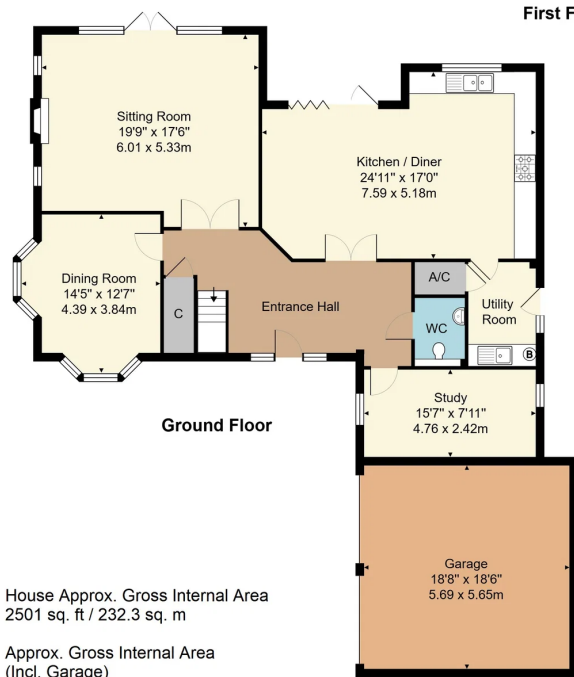
COUNCIL TAX BAND:  
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VIEWING:  
By appointment with Wood & Pilcher Crowborough  
01892 665666

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](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	41 B	46 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



House Approx. Gross Internal Area  
2501 sq. ft / 232.3 sq. m

Approx. Gross Internal Area  
(Incl. Garage)  
2860 sq. ft / 265.7 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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