



THE WARREN

CROWBOROUGH - OFFERS IN REGION OF: £1,300,000



LITTLE WARREN BARN, THE WARREN, CROWBOROUGH,
TN6 1UB

Entrance Porch - Reception Hall
Kitchen/Breakfast/Family Room - Utility Room - Dining
Room - Drawing Room - Four Bedrooms - En Suite Wet
Room - Family Bathroom - Jack & Jill Shower Room
Extensive Wraparound Gardens - Off Road Parking
Double Garage - Paddock - Stable Block

An impressive stone-built detached converted barn, thoughtfully and sympathetically extended by the current owners, offering a superb blend of character and contemporary features. Beautifully presented throughout, the property occupies an enviable position on the edge of the Warren and sits within approximately 4.5 acres. Ideal for equestrian enthusiasts, the grounds include a substantial paddock and stable block. An attractive entrance porch opens into a spacious reception hall, setting the tone for the accommodation beyond. The elegant dining room provides ample space for formal entertaining and features French doors opening onto the garden. A square opening leads through to the magnificent drawing room, where an exceptionally high ceiling enhances the sense of space and light. A wood-burning stove forms a central focal point, complemented by feature wall detailing and twin sets of French doors that further connect the interior with the gardens. Also accessed from the dining room is Bedroom Four, currently arranged as a music room. The traditional-style kitchen is fitted with an extensive range of high and low-level units and integrated appliances. It flows seamlessly into the breakfast area and family room, where vaulted ceilings and exposed beams create a wonderful open-plan living space. A separate utility room provides additional storage and direct access to the front of the property. On the ground floor there is also Bedroom Three, complete with built-in wardrobes and access to a Jack and Jill shower room. A bespoke wooden staircase rises to the first-floor galleried landing, which enjoys views over the drawing room below. Two further bedrooms are located on this level, including the impressive main bedroom, which benefits from dual-aspect views, a generous walk-in wardrobe, and a stylish en suite shower room. The beautifully appointed family bathroom features a freestanding deep-set oval bath.





Externally, a five-bar gate opens onto a spacious driveway providing parking for numerous vehicles. The wraparound gardens are predominantly laid to lawn for ease of maintenance and include a paved patio and a charming wooden summer house. A gate leads to a vegetable garden and continues to the double garage and stable block, which can also be accessed via a private gravel track. The stable block comprises two stables, a tack/feed room, a sizeable hay barn, running water and electricity, and an external log store. The approximately 4-acre paddock is relatively level and well suited to grazing. A magnificent oak tree stands within the field, alongside a picturesque man-made pond, completing this exceptional rural offering.

Glass panelled timber entrance door opening into:

ENTRANCE PORCH:

Coats hanging area, double storage cupboard, engineered oak flooring, and double oak timber doors opening into:

RECEPTION HALL:

Engineered oak flooring and four floor to ceiling windows.

DINING ROOM:

Oak flooring with underfloor heating, attractive Sussex stone feature wall, floor to ceiling windows and double doors opening to a patio.

DRAWING ROOM:

Featuring a fireplace incorporating a wood burner with oak bressumer, stone surround and hearth. oak flooring with underfloor heating and exceptionally large floor to ceiling double doors to either side.

BEDROOM:

Currently used as a music room with oak flooring and underfloor heating and dual aspect with two windows.

BEDROOM:

Wardrobes cupboards to one wall, carpet as fitted, underfloor heating, two windows and door into:

JACK & JILL SHOWER ROOM:

Enclosed tiled cubicle with rainfall shower, dual flush wc and floating vanity wash hand basin. Tiled flooring with underfloor heating, chrome heated towel rail and door to entrance vestibule.

KITCHEN/BREAKFAST/FAMILY ROOM:

Kitchen Area:

A vaulted room with exposed beams and comprising a range of Shaker style oak cabinets with granite worktops/upstands over incorporating an inset Butler style sink with vegetable washer and hot water Quooker tap. Appliances include a 5-ring ceramic Rangemaster cooker with extractor fan and backplate, integrated dishwasher and full-length integrated fridge and freezer. Oak flooring with underfloor heating and a window.

Breakfast/Family Room Areas:

Breakfast bar with granite worktops, integrated wine store, space for dining furniture and sofa seating, exposed beams, oak flooring with underfloor heating, two windows and bifold doors opening to the garden.

UTILITY ROOM:

Range of wall and base units with worktops over incorporating a stainless steel sink. Space for washing machine and tumble dryer and a large cupboard housing underfloor heating manifolds, air source heat pump converter and hot water tank. Window and glass panelled external timber door.

From the Reception Hall oak stairs rise to the first floor landing.

FIRST FLOOR LANDING:

A galleried landing, fitted with carpet and benefitting from underfloor heating, offering a superb internal outlook over the drawing room below.

BEDROOM:

Walk-in wardrobe, carpet as fitted with underfloor heating, two windows overlooking the gardens and door into:

EN SUITE WET ROOM:

Rainfall showerhead with enclosed tiled surrounds, chrome heated towel rail, dual flush low level wc and vanity wash hand basin. Granite tiled flooring, part tiled walling, extractor fan and obscured window.

BEDROOM:

Loft access, carpet as fitted with underfloor heating and two windows.

FAMILY BATHROOM:

Slipper bath with side taps and shower attachment, low level dual flush wc and vanity wash hand basin. Chrome heated towel rail, attractive brick feature wall, tiled flooring and Velux roof window.

OUTSIDE:

A five-bar gate opens onto an impressive private drive, providing access to the main residence, paddock, and stable block. The property is set within extensive wraparound gardens, predominantly laid to lawn, and complemented by two patio areas positioned adjacent to the house, ideal for outdoor dining and entertaining. Additional features include a well-maintained vegetable garden with water supply, a log store, air source heat pump, and a Klargester private drainage system. The stable block, currently utilised for storage, offers two stables, tack room/feed room along with a hay barn. This area has running water and electrics. Please note this area requires installation of two stable doors and has the ability to add a separate entrance to the tack/feed room. A timber-built double garage with power and lighting is accessed via timber double doors. The paddock extends to approximately four acres and benefits from its own pond and a mature oak tree, creating a picturesque and versatile outdoor space. A further driveway provides additional access with right of way.



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:

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VIEWING:

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 - Air Source Heat Pump

Private Drainage - Klargester

Planning Permission - Development already built next door

Agents Note - The drive approaching the entrance of the property has been recently tarmacked and future costs will be shared with the neighbouring three properties at Little Warren Farm.

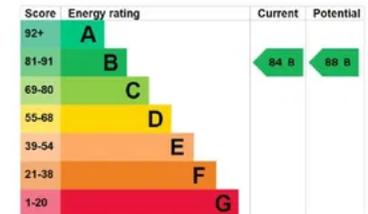




(Not Shown in Actual Location / Orientation)

First Floor

Approx. Gross Internal Area
 - House 2652 sq. ft / 246.4 sq. m
 - Stables/Barn 729 sq. ft / 67.7 sq. m
 - Garage 337 sq. ft / 31.3 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.

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
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