



ALICE BRIGHT LANE
CROWBOROUGH - £1,185,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

Alderbrook Farm, Alice Bright Lane, Crowborough,
TN6 3SQ

Entrance Hall - Cellar - Formal Sitting Room - Dining
Room - Reception Room - Kitchen - Downstairs WC - First
Floor Galleried Landing - Four Bedrooms - En Suite
Bathroom - Family Bathroom - Large Driveway - Extensive
Gardens & Grounds - Detached Sussex Barn

Set within just under nine acres of beautiful grounds, this sympathetically designed detached modern farmhouse offers spacious accommodation with large, well-appointed rooms. The property features four generous double bedrooms and three charming reception rooms, all combining character and comfort. A particular feature of the property is the substantial loft space, offering excellent potential for conversion into additional accommodation, subject to the necessary planning permissions and building regulations approvals. Outside, the property further benefits from a traditional Sussex barn, extensive driveway parking suitable for numerous vehicles and/or agricultural machinery, and grounds that may lend themselves to equestrian use, subject to any necessary consents. Having remained in the same ownership for over thirty-five years, this delightful home is now offered to the market with no onward chain, helping to ensure a smooth and straightforward purchasing process. Rich in charm and character, this is a rare opportunity to acquire a unique countryside residence, and early viewing is highly recommended.

TIMBER COVERED ENTRANCE PORCH:

Exterior lighting and timber front door opening into:

ENTRANCE HALL:

Beamed hall with stairs to first floor, understairs storage area and oak flooring.

CELLAR:

Butler sink with space for utility items. Floor mounted gas boiler, cupboard housing consumer unit, smart electricity meter and wall mounted heating controls. Radiator, strip lighting and window.





FORMAL LOUNGE:

A beamed room featuring a fireplace with oak bressumer, brick surround and flagstone hearth. Two radiators, carpet as fitted and four windows.

DINING ROOM:

A beamed room featuring a fireplace with oak mantel, brick surround and flagstone hearth. Area of shelving, carpet as fitted, two windows and beamed access to kitchen.

KITCHEN:

Range of high and low level units with worktops over incorporating a one and half bowl stainless steel sink. Appliances include a gas Aga, cooker with ceramic hob and electric oven under, dishwasher and fridge/freezer. Central breakfast bar with storage below and larder cupboard. Beamed ceiling, quarry tiled flooring, two windows and stable door.

RECEPTION ROOM:

Feature fireplace with oak and copper bressumer, brick surround and hearth. Quarry tiled flooring, beamed ceiling, two radiators, four windows and stable door.

DOWNSTAIRS WC:

WC, wash basin, flagstone flooring, radiator and obscured window.

INNER ENTRANCE HALL:

External access door.

FIRST FLOOR LANDING:

Oak balustrades provide a galleried landing with beamed ceiling, carpet as fitted and radiator.

BEDROOM:

Selection of wardrobe cupboards and one storage cupboard. Fireplace with brick bresummer, brick surrounds and flagstone hearth. Fitted carpet, radiator, two windows and door into:

EN SUITE BATHROOM:

Panelled bath with tiled surrounds, WC and pedestal wash basin. Tiled flooring, radiator and window.

BEDROOM:

Wardrobe cupboards, two radiators, carpet as fitted and four windows.

BEDROOM:

Wardrobe cupboard, beamed ceiling, radiator, carpet as fitted and two windows.

BEDROOM:

Wardrobe cupboard, beamed ceiling, radiator, carpet as fitted and window.

FAMILY BATHROOM:

P-shaped bath with rainfall showerhead and side taps, WC and vanity wash basin with storage under. Ceramic tiled flooring and window.

OUTSIDE:

Accessed via a five bar gate with brick frontage to a sweeping drive providing parking for numerous vehicles. Surrounding the property is a large patio, area of lawn with post and rail fencing.

Timber doors open to a detached Sussex barn with power, light and water point.

Areas of grazing and mainly pasture.

A map is available upon request.

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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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





Approximate Gross Internal Area (Excluding Outbuilding) = 253 sq m / 2723.26 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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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