



GORSEDENE CLOSE
CROWBOROUGH - £1,250,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

Chalgrave, 5 Gorsedene Close, Crowborough, TN6 1FJ

Entrance Hall - WC - Sitting Room - Dining Room
Kitchen/Breakfast/Family Room - Utility Room - Five
Bedrooms - Two En Suite Shower Room - Family
Bathroom - Additional Shower Room - Detached Double
Garage - Off Road Parking - Front Garden & Generous
Landscaped Rear Garden - Garden Home Office

Positioned in a tucked away location within this private gated development is this beautiful detached family home. The house is situated away from the road, fronted by a neat front lawn and extensive block paved driveway, with parking for several vehicles and with access to the detached double garage. As you enter the house, a spacious hallway with fitted storage gives access to the sitting and dining rooms. The sitting room enjoys an elevated aspect, with views towards the Ashdown Forest from its large bay window. The dining room is a great room for formal entertaining and is bright an airy. A downstairs cloakroom is usefully situated by the front door. From the entrance hall, a handful of stairs take you to the impressive kitchen/breakfast/family room. There is multi-zone underfloor heating along with traditional radiators, with the flooring being a smart tiled finish. The kitchen has endless fitted cabinets with striking quartz work surfaces and several integrated appliances, mainly by Siemens. The lush worksurfaces extend to create a useful breakfast bar area, ideal for casual dining. A separate utility room has a tall freezer, washing machine and tumble dryer. The breakfast/dining area is a great space for entertaining and relaxing with bi-fold doors opening fully onto the entertaining area outside. There is space for a large table and chairs as well as sofas. The five double bedrooms are spread across the first and second floors. The principle bedroom has a tall, part vaulted ceiling and wide window with elevated views of Ashdown Forest. Stairs from the bedroom take you to the separate dressing room with both walls lined with handmade fitted wardrobes. An en-suite is of quality finish with an extra wide walk-in power shower, WC, wash basin and dual heated towel rails. There are a further three double bedrooms on the first floor, all with bespoke fitted wardrobes and with the second bedroom having a lovely en-suite shower room.





Bedroom four is currently being used as a home office and has a bespoke fitted desk with drawers and cupboards. Completing this floor is the family bathroom. Bedroom five occupies the second floor with an additional shower room, making it a perfect floor for hosting guests. It is another generous sized double room with the shower room being finished to a high quality. Outside the garden has been subject to an extensive landscaping programme. As well as a large manicured lawn, it has a large sandstone patio area with stylish Gabion wall surround, a children's play area with composite decking, a further patio area to the side and a path leading to a detached garden office with decking area and Gabion wall frontage. The garden has an abundance of mature and hardy plants/shrubs and trees and has gated side access taking you to the driveway and detached double garage with its electric up and over doors.

Covered front door with spot lights into entrance hall.

ENTRANCE HALL: A spacious hall comprising a fitted cupboard with light, two radiators and Kardean flooring.

WC: WC, wash basin and tall mirror. Tiled flooring, part tiled walls, radiator, extractor fan and a frosted window.

SITTING ROOM: A light and airy room of good proportions featuring an open fireplace with fitted log burning stove. Wide double doors, thick cream carpets, two radiators and a large bay window with views of Ashdown Forest.

DINING ROOM: A bright and airy room with space for large table and chairs. Radiator, Kardean flooring and a wide window.

Carpeted stairs to kitchen/breakfast/family room.

KITCHEN/BREAKFAST/FAMILY ROOM:

Kitchen Area:

Large fitted kitchen with ample high/low cabinets and quartz work surfaces incorporating 1.5 sink with drainer and Quooker instant boiling water tap. Appliances include two fitted Siemens fan ovens, five ring Siemens gas hob with extractor, a fitted Siemens microwave, tall fitted fridge and a fitted Siemens dishwasher. In addition extended worksurfaces create a breakfast bar with fitted wine fridge beneath. Radiator, underfloor heating and a wide window to garden.

Breakfast/Family Areas:

Space for table and chairs and large sofas, two radiators, under floor heating and bi fold doors to a spacious patio.

UTILITY ROOM: Fitted cabinets and work surfaces, sink with drainer, fitted washing machine, fitted dishwasher and tall freezer. Clothes hanging rail, underfloor heating, radiator and door to garden.

Carpeted stairs to first floor landing with tall ceilings, radiator and window.

MAIN BEDROOM: A part vaulted and spacious double bedroom suite with a fitted cupboard, space for dressing table and further bedroom furniture. Fully carpeted, radiator and wide windows with elevated views of Ashdown Forest.

DRESSING ROOM: Ample fitted wardrobes, radiator and a frosted window.

EN SUITE SHOWER ROOM: Extra wide power shower with rain head and secondary attachment, WC, wash basin and a large inset mirror with useful shelving and shaving point. Two tall chrome heated towel rails, fully tiled floors and walls, extractor fan and a frosted window.

BEDROOM: A spacious, light and airy double bedroom with large bespoke fitted wardrobes, radiator, fully carpeted and a wide window over looking garden.

EN SUITE SHOWER ROOM: Wide walk in shower, WC, wash basin and a large inset mirror with useful fitted shelving and shaving point. Tall chrome heated towel rail, fully tiled floors and walls, extractor fan and a frosted window.

BEDROOM: A double, light and airy bedroom comprising a fitted cupboard and large bespoke fitted wardrobes. Radiator and wide window with views of Ashdown Forest.

BEDROOM/STUDY: A large, light an airy single bedroom/study with bespoke fitted desk, drawers and cupboards. Kardean flooring, radiator, wide window and views of garden.

FAMILY BATHROOM: Large bath with shower attachment, wide walk in power shower, WC, wash basin and a larage inset mirror with useful shelving with shaving point. Tall chrome heated towel rail, fully tiled floor and walls, extractor fan and frosted a window.

Carpeted stairs to guest suite on second floor.

SECOND FLOOR LANDING: Spacious landing, fully carpeted, velux window, loft access, eaves storage, fitted cupboard housing boiler and mega flow system, radiator and space for a desk.

BEDROOM: A double room with large handmade fitted wardrobes, fully carpeted, eaves storage, radiator and window with views of garden.

SHOWER ROOM: Wide walk in shower, wc, wash basin and tall chrome heated towel rail. Tiled floor and walls, extractor fan and a velux window.

OUTSIDE REAR:

A beautifully landscaped garden featuring an extensive sandstone patio running the full garden width incorporating lighting and with Gabion wall surround. Secure children's play area with composite decking and storage beneath, spacious lawn with attractive and mature trees, shrubs and plants, further sandstone patio to side with spacious seating area and raised plant beds. Winding path to garden office with composite deck seating area to front and Gabion wall. Home office has a tiled floor, fully insulated, fitted desk, power, electric radiator, window and sliding door. Outside tap, power points, gated side access, outdoor lighting, log store and garden shed.



OUTSIDE FRONT: Spacious block paved driveway with room for several vehicles, double detached garage with electric doors, outdoor lighting and access to bin store.

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: G

VIEWINGS: By appointment with Wood & Pilcher Crowborough 01892 665666

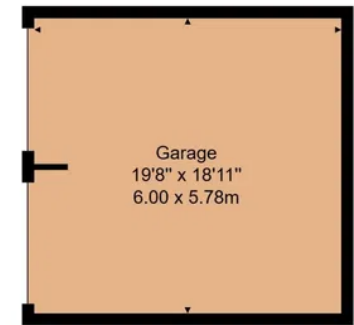
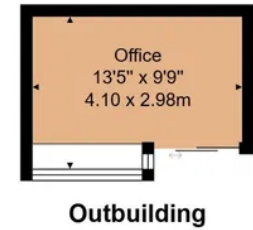
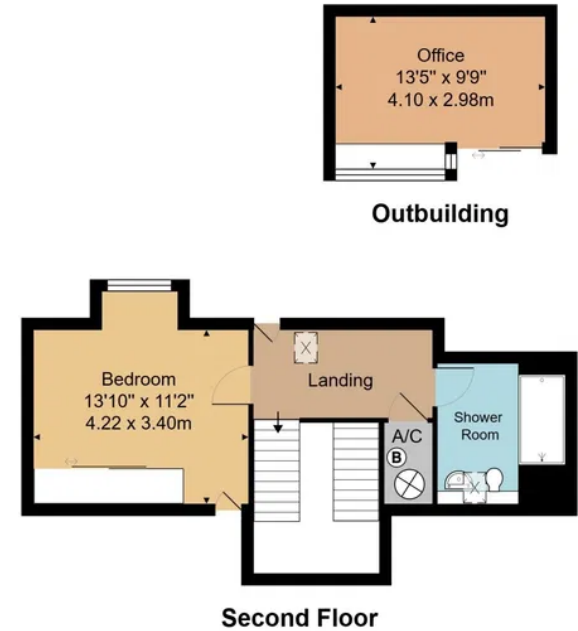
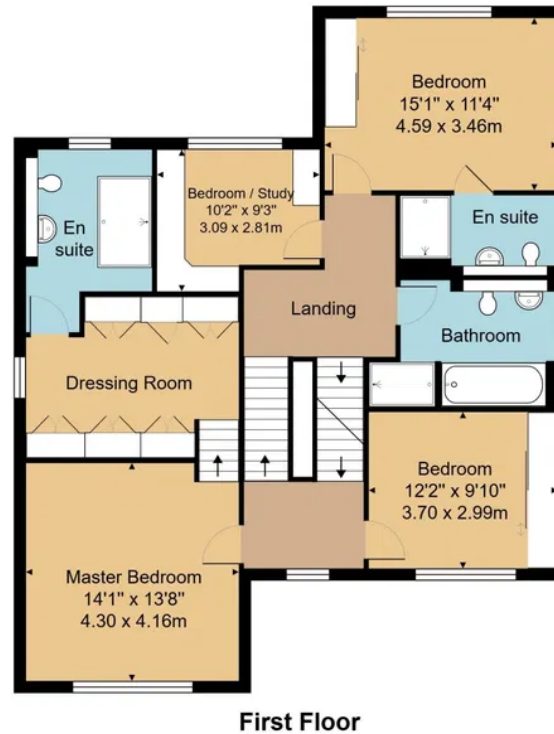
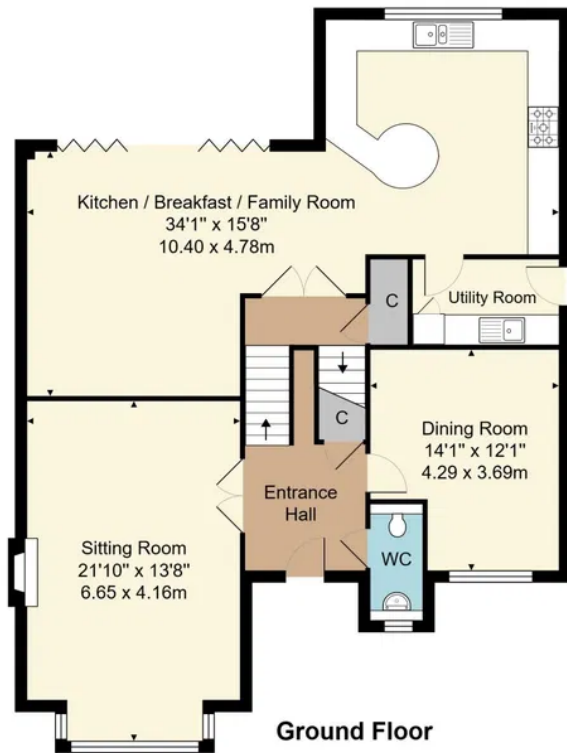
ADDITIONAL INFORMATION:

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

Annual Estate Service Charge - currently £400.00 per annum.

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.





- Approx Gross Internal Area:
- House 2764 sq. ft / 256.5 sq. m
 - Garage 373 sq. ft / 34.7 sq. m
 - Outbuilding 120 sq. ft / 11.2 sq. m
 - Total 3254 sq. ft / 302.4 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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