

REAR VIEW

BEACON ROAD

CROWBOROUGH - £975,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

Cranford, Beacon Road, Crowborough, TN6 1UD

Entrance Hall - WC - Study - Sitting Room - Dining Room
Kitchen/Breakfast Room - Utility Room - Downstairs
Shower Room - First Floor Landing - Five Bedrooms - En
Suite Bathroom - En Suite Shower Room - Separate
Family Bathroom - Double Garage - Driveway - Generous
Landscaped Rear Garden

Set on the fringes of Ashdown Forest and with Crowborough Golf Club nearby, this five-bedroom detached house is approached via a long, sweeping private driveway with ample off-road parking and a double garage. Originally constructed in 2012, this home offers spacious and versatile accommodation, with a range of reception rooms designed to suit modern family living. The flexible layout could also lend itself to multigenerational living. The ground floor accommodation includes a stylish kitchen/breakfast room fitted with contemporary units, high-end fixtures and fittings, and a generous utility room. There is also a downstairs shower room for added convenience. Upstairs, the property boasts five bedrooms, including two with private en suite facilities, alongside a spacious family bathroom, providing excellent comfort and flexibility for family and guests alike. Externally the beautifully manicured rear garden has been thoughtfully landscaped and enjoys a woodland backdrop. Offered with no forward chain, this much loved home is ready for its next owners to enjoy and cherish as much as the previous owners have.



Composite front door opening into:

ENTRANCE HALL:

Coir entrance matting, carpet as fitted with underfloor heating and wall mounted alarm. Cupboard for coats hanging, stairs to first floor and two windows to front.

WC:

Dual flush low level WC and wash hand basin with mirrored wall. Oak flooring and window to front.

STUDY:

Currently used as a TV room with a range of fitted wall units with shelving/storage and TV cabinet. Oak flooring with underfloor heating and window to front.





SITTING ROOM:

Remote control gas flame fire with limestone surround and granite hearth. Carpet as fitted with underfloor heating and enjoying a triple aspect with large window to front, window to side and French doors opening onto rear patio.

DINING ROOM:

Oak flooring with underfloor heating, double doors to Kitchen and double French doors opening onto rear patio.

KITCHEN/BREAKFAST ROOM:**Kitchen Area:**

Range of wall and base units with granite worktops over incorporating twin ceramic sinks with mixer tap and separate hot/cold water tap. Appliances include twin high-level ovens with microwave and separate grill, ceramic hob with extractor, full length fridge and a dishwasher. Tiled flooring with underfloor heating and window to rear.

Breakfast Area:

Space for table and chairs, tiled flooring with underfloor heating and French double doors open to rear patio.

UTILITY ROOM:

Range of wall and base units with granite worktops incorporating a sink with vegetable washer/mixer tap. Full length integrated freezer, washing machine and tumble dryer. Cupboard housing Viessman gas boiler, tiled flooring and door to rear garden.

DOWNSTAIRS SHOWER ROOM:

Walk-in tiled enclosure with rainfall showerhead and separate shower attachment, low level WC, wash hand basin, mirrored wall and tiled flooring with underfloor heating.

INTEGRAL DOUBLE GARAGE:

Wall mounted consumer unit, resin flooring, window to rear, door to side and roller electric garage door to front.

FIRST FLOOR LANDING:

Carpet as fitted and cupboard housing pressurised hot water tank.

MAIN BEDROOM:

Carpet as fitted, radiator, double aspect with windows to front and rear and access to a dressing area with extensive range of wardrobe cupboards. Door into:

EN SUITE BATHROOM:

Roll top bath with side taps, large walk-in tiled open shower with rainfall showerhead and separate shower attachment, dual flush low level WC, twin vanity sinks with mixer taps and mirrored wall. Chrome heated towel rail, tiled flooring with underfloor heating and Velux roof window.

BEDROOM:

Carpet as fitted, radiator, box bay window to front and door into:

EN SUITE SHOWER ROOM:

Walk-in tiled enclosure with Aqualisa power shower, dual flush low level WC and vanity wash basin with storage under.

Chrome heated towel rail, tiled flooring with underfloor heating and obscured window to rear.

BEDROOM/DRESSING ROOM:

Currently used as a dressing room with extensive wardrobe cupboards, carpet as fitted, radiator and window to rear.

BEDROOM/STUDY:

Currently used as a study with a range of fitted wall units with desk area. Carpet as fitted, radiator and window to front.

From the inner hallway a second staircase rises to:

BEDROOM/GAMES ROOM:

Currently used as a games room with radiator, carpet as fitted, two Velux roof windows and large window to front.

OUTSIDE FRONT:

Timber gates open to a brick block driveway providing off road parking and access to a double garage. Side access to both sides of the property, with one side leading to an elevated summer house.

OUTSIDE REAR:

A spacious Indian sandstone patio sits adjacent to the property, providing an ideal space for outdoor seating, dining, and entertaining while enjoying a pleasant woodland outlook. The remainder of the garden features a generous lawned area, complemented by a Japanese-inspired rockery with mature shrubs, acers, and attractive planting. A glass and timber shed/greenhouse offers additional garden storage. To the rear of the garden, a further patio area provides an additional outdoor seating.

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:

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

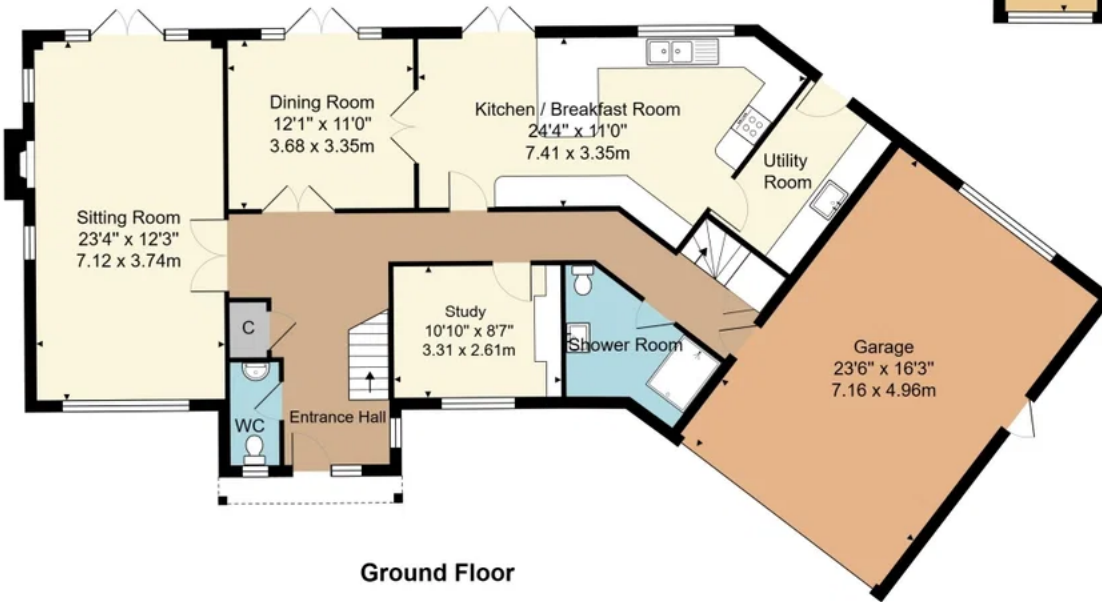
- www.gov.uk

Services - Mains Water, Electricity & Drainage

Heating - LP Gas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	64 D
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area
(Incl. Garage)
2962 sq. ft / 275.2 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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