



WARREN ROAD

CROWBOROUGH - OFFERS OVER: £700,000



WOOD & PILCHER
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Little Warren, Warren Road, Crowborough, TN6 1TT

Entrance Porch - Entrance Hall - Study - Downstairs
Shower Room - Utility Room - L-Shaped Sitting/Dining
Room - Garden Room - Kitchen - Four Bedrooms - Family
Bathroom - Double Garage - Off Road Parking
Manicured Gardens

Located in the highly sought-after Warren area of Crowborough, this individually designed four-bedroom detached family home was originally built to the plans of its architect owner, giving it a distinctive and unique character. Lovingly maintained over the years, the property is complemented by beautifully manicured gardens, which are a standout feature. The well-proportioned accommodation includes four bedrooms on the first floor. On the ground floor, a spacious L-shaped sitting/dining room provides an ideal setting for family living and flows seamlessly into a charming garden room that has served as the heart of the home during long summer afternoons. A generous driveway leads to a substantial double garage, which offers potential for conversion (subject to the necessary planning permissions) should additional space be required. Situated within easy walking distance of Crowborough Town Centre, the property's prime location is sure to appeal to a wide range of prospective buyers.

Glass panelled timber front door opens into:

ENTRANCE PORCH: Storage area, cupboard, marbled tiled flooring and timber front door into:

ENTRANCE HALL: Louvre fronted storage cupboards, further under stairs area with wall mounted alarm, coats cupboard, radiator and wood laminate flooring.

STUDY: Fitted wall and base units with desk, carpet as fitted and window to front.

DOWNSTAIRS SHOWER ROOM: Enclosed tiled cubicle with rainfall showerhead, dual flush low level wc, vanity wash hand basin and bidet. Tiled flooring and extractor fan.

UTILITY ROOM: Base unit with sink and drainer, space for washing machine, hot water tank, Viessman wall mounted gas boiler with heating controls and tiled flooring.



L-SHAPE SITTING/DINING ROOM: Feature fireplace incorporating a wood burner, wood mantel, marble surround and granite hearth, fitted bookcases with storage below, ceiling rose and cornicing, carpet as fitted, radiator, two large triple glazed windows to rear, two large windows to rear garden and sliding doors to the garden room.

GARDEN ROOM: Dwarf brick wall construction with double glazed surrounds and glass ceiling, fitted blinds, ceiling fan and light, radiator, stone flooring and glass panelled doors to garden.

KITCHEN/BREAKFAST ROOM: Range of wall and base units with granite worktops/upstands over incorporating a stainless steel sink with swan mixer tap and drainer. Four ring gas hob with extractor fan over, eye level twin oven, freestanding dishwasher and space for fridge/freezer. Built in dresser with granite worktop table providing seating, pantry cupboard with shelving, radiator, tiled flooring and glass window to rear garden.

FIRST FLOOR LANDING: Loft access via dropdown ladder.

BEDROOM: An abundance of louvre fronted wardrobes, carpet as fitted and two large windows overlooking rear garden.

BEDROOM: Louvre fronted wardrobe, book storage area, radiator, carpet as fitted and two windows to front.

BEDROOM: Two fitted wardrobes, built-in bookcase, carpet as fitted and window to rear.

BEDROOM: Louvre front wardrobes, carpet as fitted, radiator and window to front.

FAMILY BATHROOM: Panelled bath with rainfall showerhead over, low level wc, bidet and vanity wash hand basin with storage under. Two cupboards, radiator and tiled flooring.

OUTSIDE: Via a pillared entrance is a large pea shingled drive with off road parking and double timber doors open to a double garage with concrete floor, power and light (this could be converted with the usual consents).



Side access via gate to further areas of gardens with various seating areas, areas of lawn and a summerhouse.

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.

TENURE: Freehold

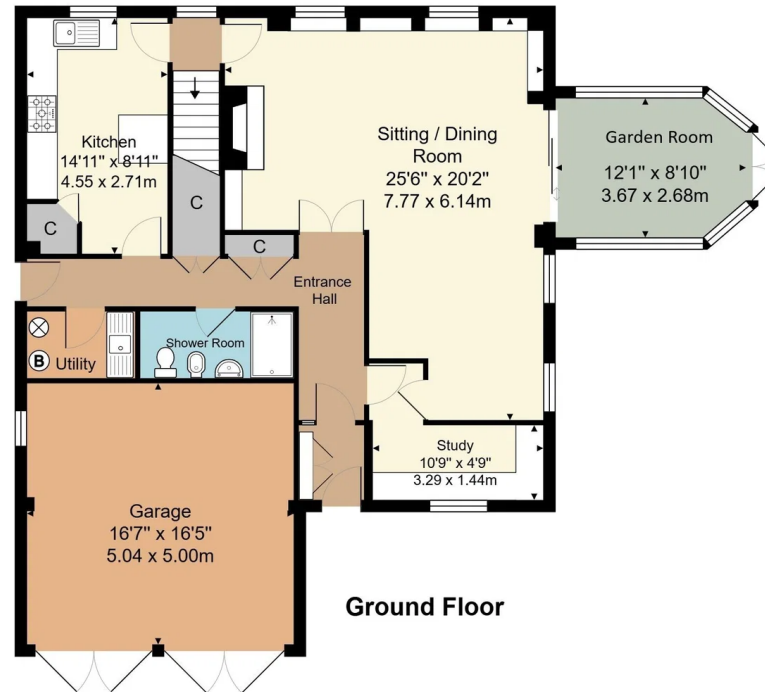
COUNCIL TAX BAND: F

VIEWING: By appointment with Wood & Pilcher
Crowborough 01892 665666

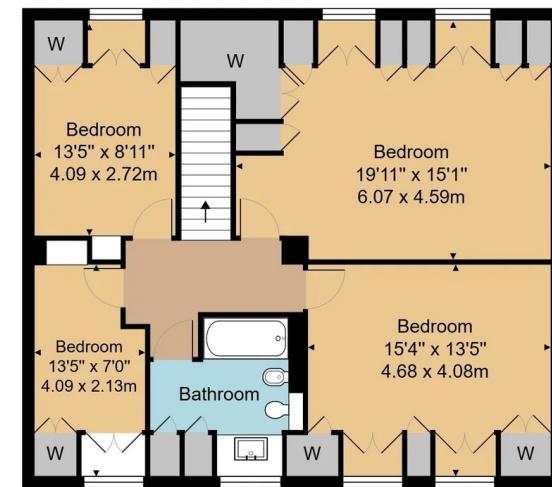
ADDITIONAL INFORMATION:

- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - www.gov.uk
- Services - Mains Water, Gas, Electricity & Drainage
- Heating - Gas

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.



Ground Floor



First Floor

Approx. Gross Internal Area
2202 ft² ... 204.6 m²
(Incl. Garage)

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.



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