



WARREN ROAD

CROWBOROUGH - £895,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Brickhouse, Warren Road, Crowborough, TN6 1TU

Entrance Hall - Cloakroom - Sitting Room - Dining Room
Study - Kitchen/Breakfast Room - Conservatory - Utility
Room - Five Bedrooms - Two En Suites - Family
Bathroom - Off Road Parking - Front & Rear Gardens

Set in an enviable location within the Warren area of Crowborough is this detached family house offering annexe potential (subject to the usual consents) and providing vast potential to be transformed and updated. The accommodation currently comprises an entrance hall with downstairs cloakroom, a large dual aspect sitting room with doors directly out to the garden, a good size dining room and a study. Located to the rear of the property is a kitchen/breakfast room that leads into a conservatory and access into a utility room. In addition, accessed from the utility room is a downstairs bedroom with direct access to the rear garden and an en suite shower room. To the first floor is the main bedroom with a dressing room and en suite bathroom, three further double bedrooms and a family bathroom. Externally to the front is a good size area of garden and a driveway with off road parking and to the rear is a beautiful garden and patio offering a good degree of seclusion.

PORCH:

Brick paving and door opens into:

ENTRANCE HALL:

Coats storage cupboard, under stairs open storage area, carpet as fitted, radiator and smoke alarm.

CLOAKROOM:

Low level wc, corner wash hand basin set into vanity unit with traditional style taps and tiled splashback, carpet as fitted, floating shelf and obscured window to front.

SITTING ROOM:

A lovely bright room enjoying a dual aspect and comprising a large wood burning stove with exposed brick chimney breast and hearth, carpet as fitted, two radiators, window to front and sliding door with direct access out to a paved patio and rear garden beyond.





DINING ROOM:

Of a good size with plenty of room for dining furniture, carpet as fitted, radiator and window to front.

STUDY:

Carpet as fitted, radiator, two wooden French doors to sitting room and window to rear.

KITCHEN/BREAKFAST ROOM:

Range of high and low level units with grey granite effect roll top work surfaces incorporating a one and a half bowl Butler sink with swan mixer tap, fan assisted oven with 4-ring gas hob with extractor fan above, separate spaces for a dishwasher and fridge/freezer, laminate flooring, radiator and window to rear.

The breakfast area includes a range of fitted cupboards with granite effect roll top worksurface, room for breakfast table, laminate flooring and French doors to the Conservatory.

CONSERVATORY:

Tiled flooring and French door open to a patio and garden beyond.

UTILITY ROOM:

Range of low level units with space for a washing machine and dryer, roll top worksurface, stainless steel sink with taps, wall mounted Baxi boiler, vinyl flooring and window to front.

DOWNSTAIRS BEDROOM:

Carpet as fitted, three radiators, cupboard housing consumer unit, two windows to front with fitted blinds, French doors with fitted blinds to rear and door into:

EN SUITE SHOWER ROOM:

Large fully tiled corner shower cubicle, low level wc and sink set into a vanity unit with drawer storage, black granite effect roll top work surface, inset large glass mirror, vinyl flooring, radiator and a velux window.

FIRST FLOOR LANDING:

Access to part boarded loft, airing cupboard housing hot water tank with slatted shelving, radiator, smoke alarm and carpet as fitted.

MAIN BEDROOM:

A generous room with an abundance of fitted wardrobes providing hanging and shelving space, carpet as fitted, radiator, window to front with fitted blind and archway into:

DRESSING ROOM:

Glass fronted fitted wardrobes providing hanging and shelving space, carpet as fitted, recessed spot lighting, window to rear with fitted blind and door into:

EN SUITE BATHROOM:

Fully tiled corner shower cubicle with Aqualisa shower, panelled bath with mixer tap and handheld shower attachment, low level wc and sink set into a vanity unit with storage space and roll top work surface over. Large fitted mirror, shaver point, wall mounted heated towel rail, fully tiled walling, laminate flooring and window to rear

BEDROOM:

Three triple fitted wardrobes providing hanging and shelving space, wood effect laminate flooring, radiator and window to front with fitted blind.

BEDROOM:

Carpet as fitted, radiator and window to rear with fitted blind.

BEDROOM:

Carpet as fitted, radiator and window to front.

FAMILY BATHROOM:

Panelled bath with traditional style mixer tap and handheld shower attachment, sink and low level wc set into a vanity unit with shelving, wall mounted chrome heated towel rail, large fitted mirror, tiled flooring, fully tiled walling, recessed spot lighting and with obscured window to rear.

OUTSIDE FRONT:

A five bar wooden gate opens with access to a long gravelled driveway providing ample off road parking with the remainder of the mature garden being principally laid to lawn. In abundance is an array of planting to include rhododendrons and azaleas all enclosed by fence and hedge boundaries.

OUTSIDE REAR:

A particular feature of this property are the beautiful gardens comprising a generous paved patio ideal for outside entertaining. In addition is a large expanse of lawn along with a selection of colourful plants and trees to include rhododendrons, wild orchids, and Beech Scotch Pines.



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
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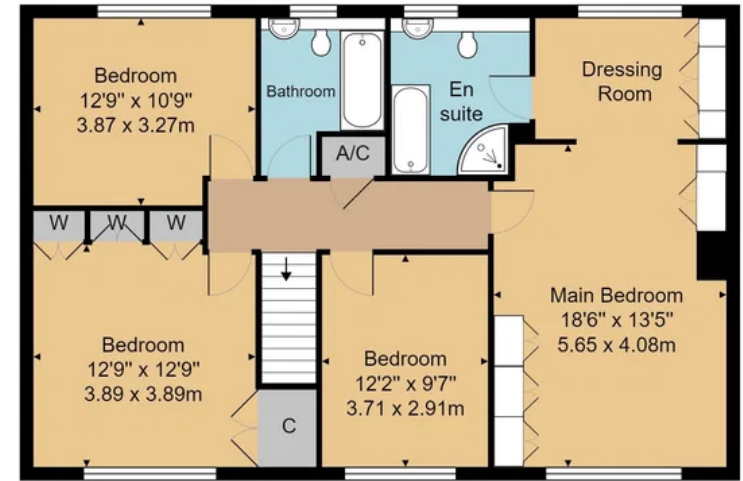
ADDITIONAL INFORMATION:

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 Central Heating





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 2681 ft² ... 249.1 m²

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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