



Connells

Osborne Road
Crowborough

Osborne Road
Crowborough TN6 2HN

for sale offers in excess of
£800,000



Property Description

A substantial and beautifully presented family home, tucked away at the end of a peaceful cul-de-sac on the sought-after south-eastern side of Crowborough. Built in 1995, this impressive, detached residence offers generous and versatile living accommodation, perfectly suited to modern family life.

The ground floor features a spacious and welcoming entrance hall, study/downstairs bedroom, dual aspect sitting room with patio doors opening onto the garden and an attractive open fireplace, formal dining room, and a well-appointed kitchen/breakfast room with underfloor heating. In addition, there is a practical utility room and cloakroom.

The first floor is arranged around an attractive galleried landing and comprises a principal bedroom with walk-in wardrobe and en-suite shower room. Bedrooms two, three and four are all generous double rooms with built-in wardrobes, whilst bedroom five has previously been used as a nursery and later a single bedroom, also benefiting from built-in storage.

Outside, the delightful rear garden provides a wonderful setting for families. Predominantly laid to lawn, it offers ample space for children to play, alongside a patio ideal for al fresco dining and entertaining. A charming babbling brook runs through the garden, complete with a picturesque wooden bridge. An additional

feature is also side access to the property. The front of the home benefits from a private driveway with parking and double garage.

Ground Floor

Entrance Hall

Study/Bedroom

Dining Room

Lounge

Kitchen/Breakfast Room

Utility Room

Downstairs Cloakroom

First Floor

Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five

Bathroom

Outside

Driveway

Front Garden

Rear Garden

Location

Crowborough, the largest and highest inland town in East Sussex, is set within the stunning High Weald Area of Outstanding Natural Beauty and borders the historic Ashdown Forest.

The town centre exudes charm, offering a mix of supermarkets, independent boutiques, restaurants, and cosy cafés.

The area provides an excellent choice of schools and is home to Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children’s play area. Transport links are convenient, with a mainline railway station offering direct services to London and a good network of local bus routes.

Crowborough is rich in attractions, including nature reserves, sports facilities, playgrounds, a vibrant arts scene, and a calendar of annual events.

To the west lies Ashdown Forest, famously the inspiration for A.A. Milne’s Winnie the Pooh. This beautiful landscape is perfect for

walking, horse riding, and enjoying panoramic views of the Sussex countryside.

Just eight miles north, the spa town of Royal Tunbridge Wells offers another mainline station, a wide range of schools, and an eclectic mix of shops, restaurants, and cafés - particularly in the historic Pantiles and Old High Street.

Agents Note

There is an
easement on the title.
Your conveyancer can take
the necessary steps to
advise

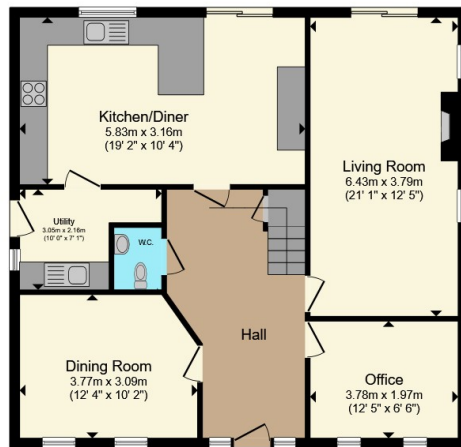
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

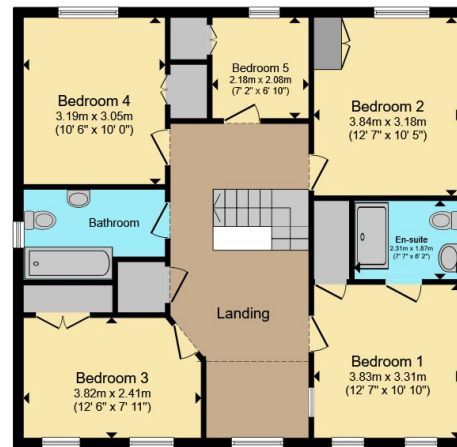




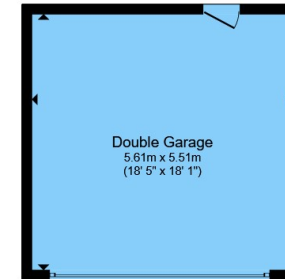




Ground Floor



First Floor



Garage

Total floor area 201.2 m² (2,166 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: C Council Tax
 Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406994



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