



BARNFIELD

CROWBOROUGH - £599,950



20 Barnfield, Crowborough, TN6 2RY

Entrance Hall - Cloakroom - Bedroom/Reception Room
Sitting Room - Kitchen/Dining Room - Three Further
Bedrooms - Dressing Room/Nursery - En Suite Shower
Room - Family Bathroom - Off Road Parking - Front &
Rear Gardens

A beautifully presented detached family home, recently extended and updated to a high standard. The property is situated in a superb residential location and occupies a lovely, private position. The accommodation comprises a welcoming entrance hall, a downstairs cloakroom, and a recently converted garage currently used as a gym, which could also serve as a bedroom or a reception room. Additional living space includes a sitting room with direct access to the rear patio and a kitchen/diner equipped with most of the usual appliances. Upstairs, the recently extended bedroom benefits from far-reaching views and access to a modern, recently added en suite shower room. The top floor offers two further bedrooms, one of which features a large dressing room/nursery with plumbing installed-providing the potential for an en suite, if desired. A fully tiled family bathroom completes the upper floors. Externally, the front garden includes a driveway providing off-road parking. The rear garden, which enjoys a southerly aspect, features a recently converted garage now used as a home office, as well as a workshop and a summerhouse. This house is immaculately presented throughout and truly not to be missed.

Composite double glazed door opens into:

ENTRANCE HALL: LVT flooring, radiator with cover, smoke alarm

DOWNSTAIRS CLOAKROOM: Low level wc, wash hand basin set into vanity unit with shelving and Ibergriaf mixer tap, towel rail, floating shelving, LVT flooring and extractor fan.





BEDROOM/RECEPTION ROOM: Formally a garage and converted by the current vendor consisting a range of fitted cupboards housing space for washing machine/tumble dryer, electric consumer unit and gas/electric meters and shelving space. LVT flooring, radiator, window to front with fitted blinds.

SITTING ROOM: Recently fitted carpet, radiator, window to rear and French doors opening out to the rear patio and garden beyond.

KITCHEN/DINING ROOM: Traditional style solid wood range of high and low level units with feature under unit lighting and Corian worksurfaces. Appliances include two separate fan assisted ovens, 5-ring gas hob with extractor fan, integrated dishwasher and two integrated pull-out drawers incorporating a separate fridge and freezer. Plenty of room for large dining furniture, tiled flooring and enjoying a triple aspect with windows to front and side and French doors opening to the rear garden.

FIRST FLOOR LANDING: Fitted carpet and radiator with cover.

BEDROOM: Recently extended with part panelled walling, small hatch to part boarded loft and currently housing the water tank, fitted carpet, radiator, window to front with fitted blinds, and door into:

EN SUITE SHOWER ROOM: A contemporary room featuring a large fully tiled walk-in enclosure with rainfall showerhead, separate handheld attachment and gold fittings, low level wc and rectangular sink with gold mixer tap set into a vanity unit with pull-out drawer storage. Tiled flooring, extractor fan and obscured window to front with fitted blinds.

TOP FLOOR LANDING: Cupboard housing recently installed Worcester Bosch condensing boiler with remaining term of ten year guarantee, fitted carpet and a smoke alarm.

BEDROOM: fitted carpet, radiator, window to rear with fitted blind and door into:

DRESSING ROOM/NURSERY: Fitted carpet, radiator and obscured window to front. Please note this room has plumbing installed should the new owners wish to convert to en suite facilities.

BEDROOM: Fitted carpet, radiator and window to rear with fitted blind.

FAMILY BATHROOM: Large bath with rainfall showerhead and attachment over, low level wc, wash basin with mixer tap set into a large vanity unit with two pull-out drawers and additional fitted storage unit to side. Chrome heated towel rail, wood effect laminate flooring, fully tiled walling, hatch to loft with light, extractor fan and obscured window to rear with fitted blind.

OUTSIDE FRONT: Benefiting from far reaching rooftop views and designed for low maintenance with a selection of raised flower beds and mature plants. In addition is off road parking for numerous vehicles and a wooden gate to rear garden.

OUTSIDE REAR: The rear garden benefits from a southerly aspect and is principally laid to lawn with raised Sussex stone flower bed borders along with a selection of mature trees and shrubs. There is a paved patio and a driveway leads to a recently converted garage and now used as a home office/games room with LVT flooring, wall mounted consumer unit, two wall mounted radiators, recessed LED spotlighting, window to side and French doors. There is also a summerhouse with a decked area and to the left of the rear of the garden is a large brick built workshop for storage. The garden offers a huge amount of privacy and backs onto woodland enclosed by fence boundaries.

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 excellent state and private schools for both junior and secondary levels, 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: E

VIEWING: By appointment with Wood & Pilcher
Crowborough 01892 665666.

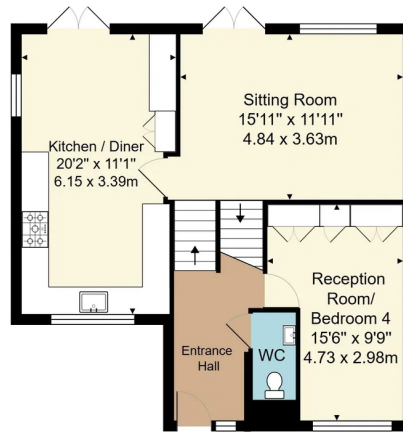
ADDITIONAL INFORMATION: Broadband Coverage
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Flood Risk - Check flooding history of a property England
- www.gov.uk
Heating - Gas
Services - Mains Water, Gas, Electricity & Drainage



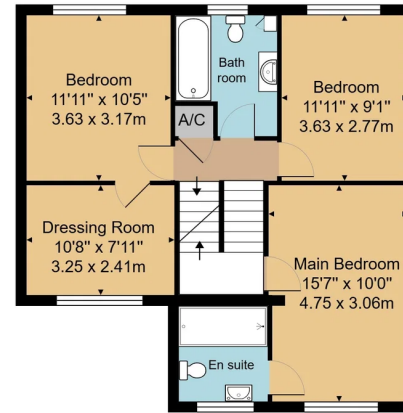


Outbuilding

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| | | 70 C | 84 B |



Ground Floor



First Floor

House Approx. Gross Internal Area 1361 sq. ft / 125.4 sq. m
 Outbuilding Approx. Internal Area 193 sq. ft / 18.0 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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