



**PINEWOOD CHASE**  
CROWBOROUGH - £1,095,000



#### 4 Pinewood Chase, Crowborough, TN6 1TY

Entrance Hall - Downstairs WC - Study - Sitting Room  
Dining Room - Family Room - Conservatory  
Kitchen/Breakfast Room - Utility Room - Four Bedrooms  
Two En Suite Bathrooms - Family Bathroom - Double  
Garage - Off Road Parking - Southerly Facing Rear  
Garden

Pinewood Chase is an exclusive and highly sought-after location on the edge of the stunning Ashdown Forest, situated within the prestigious "Warren Area" of Crowborough. This beautifully presented four-bedroom, three-bathroom detached house, built by Berkeley Homes, offers spacious and flexible accommodation in a prime setting abutting directly onto the forest. The property features a spacious kitchen/breakfast room and multiple reception rooms to include a generous sitting room with an attractive open fireplace and a large rear conservatory that opens onto a beautifully landscaped, south-facing garden, enjoying sunlight throughout the afternoon. Upstairs, all the bedrooms have built-in wardrobes, with two benefiting from en suite facilities, while a family bathroom serves the remaining rooms. Externally, the home offers a detached double garage and ample off-road parking to the front. Properties in this desirable area are rarely available, and early viewing is strongly recommended.

#### COVERED ENTRANCE PORCH:

Outside light, quarry tiled paving and obscured glass panelled timber front door opening into:

#### ENTRANCE HALL:

Radiator, stairs to first floor and window to front.

#### DOWNSTAIRS CLOAKROOM:

Dual flush low level wc, pedestal wash basin, chrome heated towel rail, part tiled walling and obscured window to front.

#### SITTING ROOM:

Feature fireplace incorporating an iron basket with limestone mantle, surround and hearth, radiator, fitted carpet, window to front and side and doors opening to rear patio.





**DINING ROOM:**

Radiator, fitted carpet and large window to rear.

**FAMILY ROOM:**

Radiator, fitted carpet and bifold doors open into:

**CONSERVATORY:**

Dwarf wall construction with uPVC surrounds, ceiling light, electric radiator and doors open to garden.

**KITCHEN/BREAKFAST ROOM:**

Range of wall and base units with worktops and tiled splashbacks over incorporating a one and half bowl composite sink. Integrated eye level oven with microwave above, 4-ring induction hob with extractor fan over and twin fridges. Breakfast bar with seating below, windows to front and side.

**UTILITY ROOM:**

Bosch washing machine, inset tumble dryer and freestanding freezer. Sink unit with storage below, wall mounted Viessman boiler, radiator, window to rear and glass panelled timber door to side return.

**FIRST FLOOR LANDING:**

Cupboard housing hot water tank with shelving, loft access, fitted carpet and radiator.

**BEDROOM:**

Twin wardrobe cupboards, window to rear, fitted carpet and door into:

**EN SUITE BATHROOM:**

Tiled enclosure with integrated shower attachment, panelled bath with side taps and tiled surrounds, dual flush low level wc, vanity wash basin with storage under, chrome heated towel rail and obscured window to front.

**BEDROOM:**

Twin wardrobe cupboards, radiator, fitted carpet, window to rear and door into:

**EN SUITE BATHROOM:**

Panelled bath with side taps and tiled surrounds, tiled enclosure with integrated shower, dual flush low level wc, vanity wash hand basin with storage under, mirrored wall and shaver point.

**BEDROOM:**

Recess built-in wardrobes, two radiators, fitted carpet and windows to rear.

**BEDROOM:**

Twin wardrobe cupboards, radiator, fitted carpet and window to front.

**FAMILY BATHROOM:**

Built-in tiled enclosure with integrated shower, panelled bath with shower attachment over, dual flush low level wc, pedestal wash basin, radiator and obscured window to front.

**OUTSIDE FRONT:**

A spacious driveway offers ample off-road parking and leads to a detached double garage, accessible via key fob-operated electronic doors and the garage also has a further door accessing the rear garden. The remainder of the front garden is principally laid to lawn and with a gate opening to rear garden.

**OUTSIDE REAR:**

The rear garden benefits from a southerly aspect and includes a paved patio adjacent to the property, as well as a large expanse of lawn that extends to the side. Additionally, there is a large ornamental pond with a further paved patio, an abundance of established planting, including a palm tree, and a pleasant woodland outlook.

**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:**  
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**VIEWING:**  
By appointment with Wood & Pilcher Crowborough on  
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](http://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.

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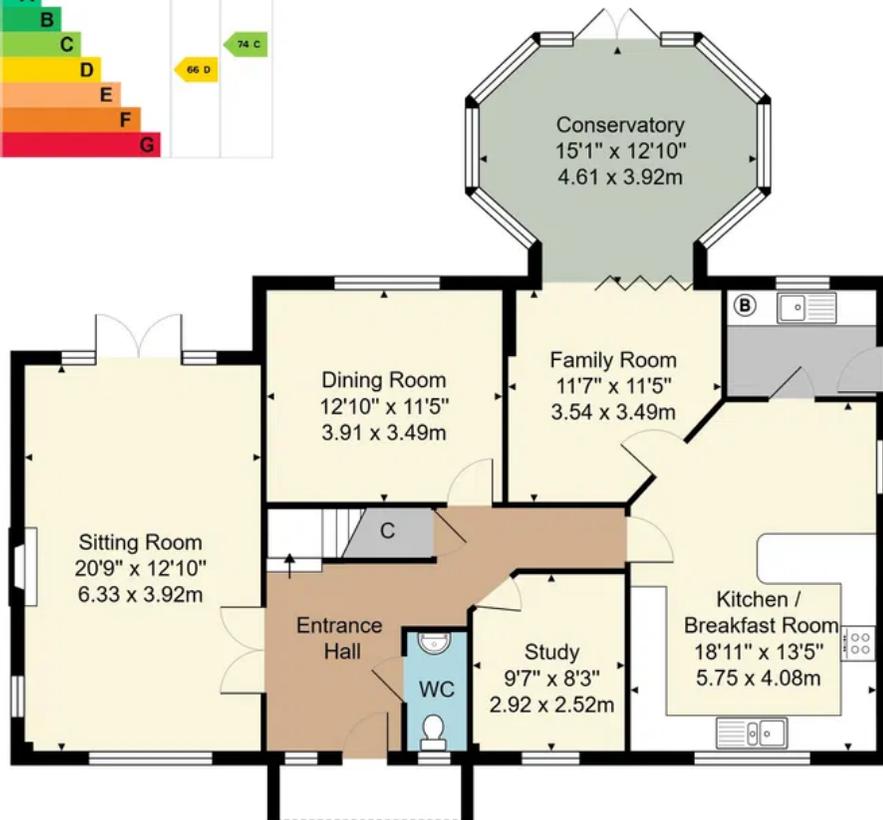
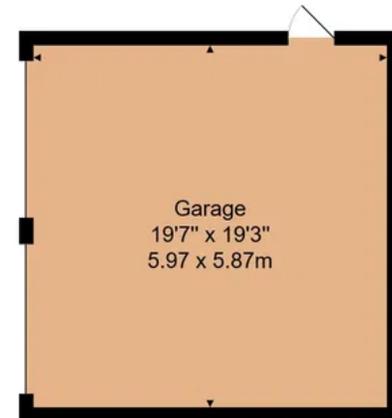
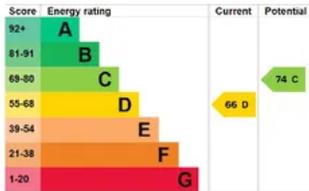
**WOOD &  
PILCHER**

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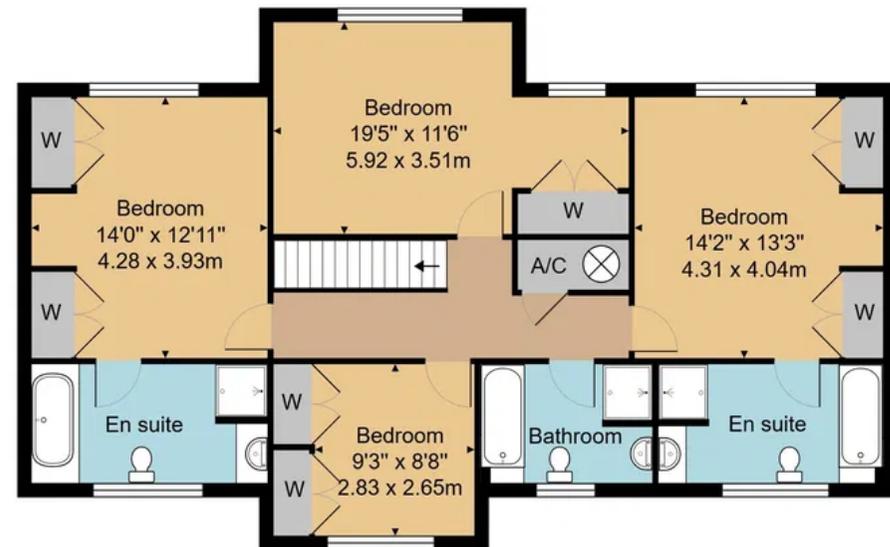


House Approx. Gross Internal Area  
2318 sq. ft / 215.4 sq. m

Garage Approx. Internal Area  
378 sq. ft / 35.1 sq. m



Ground Floor



First Floor

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 a 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.