



24 Beeches Farm Road
Crowborough, TN6 2NY
Price Range £575,000

PRICE RANGE; £575,000 - £600,000

An Immaculate, Modernised Four-Bedroom Detached Home with Stunning Landscaped Gardens and Two Garages in a Prime Crowborough Location

Tucked away in a sought-after cul-de-sac, this extensively modernised four-bedroom detached home blends contemporary elegance with practical family living. Beautifully updated throughout to an exceptional standard, the property offers thoughtfully designed interiors, landscaped gardens, and generous parking — all within walking distance of schools, Crowborough railway station, and the town centre. Step inside and discover light-filled spaces finished in a timeless neutral palette. The impressive double-aspect sitting room is a true centrepiece, with glazed double doors leading directly out to the gardens, perfect for both family relaxation and entertaining. The heart of the home is the re-modelled kitchen/dining room, fitted with sleek gloss cabinetry, integrated appliances, a wine cooler, built-in seating, and sliding patio doors that seamlessly connect indoors with the garden beyond.

Upstairs, four bedrooms provide versatile accommodation, including a stylishly re-fitted family bath/shower room featuring a jacuzzi bath and a walk-in shower. Throughout, careful attention to detail shines through — from USB charging points and an integrated sound system to an efficient air conditioning system for year-round comfort.

The landscaped rear garden is a haven of style and low-maintenance design, featuring paved terraces, raised beds, and an astro turf garden area. A real highlight is the dedicated outdoor social zone, where the current owner has cleverly incorporated a bar and games room — an ideal setting for summer parties, family gatherings, or laid-back evenings with friends. This unique addition also benefits from a loft space above the bar, providing a handy spot to store seasonal party supplies, garden games, or extra seating out of sight. Completing the outdoor area is a practical garden shed,

To the front, a generously sized driveway offers effortless parking for six cars — and, the current owner has been known to park eight vehicles when needed, so there's never an argument over space. Adding to the convenience are two garages: one integral with direct access to the garden and EV charging, and a second detached pitched-roof garage providing even more room for vehicles, storage, or hobbies. With so many options, this home is truly built for car lovers and busy households alike.

Importantly, the property also offers exciting potential for further extension. Planning permission has been granted for a single-storey side extension (application number WD/2025/0265/F), and full architects' plans are available to view. This provides buyers with the rare opportunity to tailor the home to their needs while adding further value.

Location

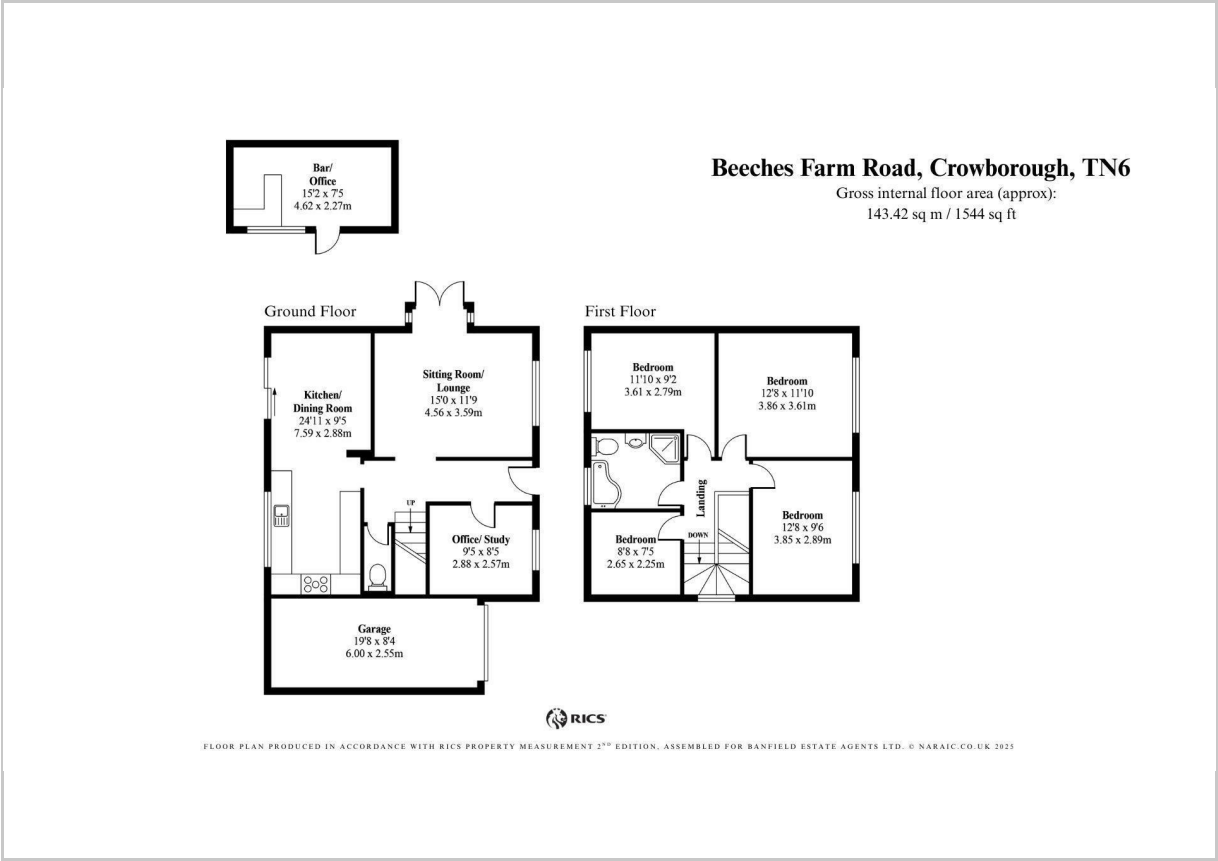
Positioned in the popular Montargis development, the property enjoys a peaceful elevated setting with far-reaching views. Both Ashdown Primary School and Beacon Academy are within walking distance, while Crowborough station offers regular services to London Bridge in around an hour. The town centre's supermarkets, shops, and eateries are close by, while the vast 6,000-acre Ashdown Forest lies moments away, offering endless opportunities for walking, cycling, and outdoor pursuits. For a wider choice of shopping, dining, and cultural attractions, Royal Tunbridge Wells is just eight miles away, with the South Coast also easily accessible within an hour's drive.

This is a home that combines style, convenience, and flexibility — perfect for modern family living and those who love to entertain.





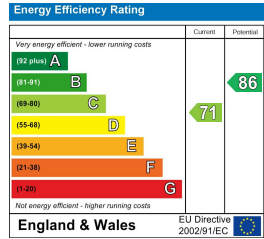
Floor Plan



Area Map



Energy Efficiency Graph



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