



GORSEDENE CLOSE
CROWBOROUGH - £1,195,000



High Ridge, 3 Gorsedene Close, Crowborough, TN6 1FJ

Entrance Hall - Cloakroom - Study - Sitting Room
Kitchen/Dining/Family Room - Utility Room - Five Double
Bedrooms - Three En Suite Shower Rooms - Family
Bathroom - Double Garage - Off Road Parking
Front & Rear Gardens

Set within a small and exclusive gated development in the highly sought-after Warren area of Crowborough, on the fringes of Ashdown Forest, this exceptional five-bedroom, four-bathroom modern home is arranged over three floors. Built in 2013, the property offers over 3,295 sq ft of impeccably presented accommodation. Designed to an outstanding specification throughout, the heart of the home is a stunning open-plan kitchen, dining, and family space, fully equipped and perfectly suited to contemporary living. Expansive bi-fold doors open onto the beautifully landscaped rear garden, which enjoys a high degree of privacy and seclusion. The ground floor also benefits from a spacious bay-fronted sitting room and a separate study. To the front, there is off-road parking and access to a double garage. This is a rare opportunity to acquire a stylish contemporary home, combining generous living space, privacy, and a prime semi-rural setting, while remaining within easy reach of the town centre and surrounding countryside.

ENTRANCE HALL:

A welcoming and spacious hall with fitted storage, wood effect vinyl flooring, two radiators and stairs to first floor.

DOWNSTAIRS CLOAKROOM:

WC, wash basin, radiator, part tiled walls, tiled flooring and window.

STUDY:

Carpet as fitted, radiator and bay window to front.

SITTING ROOM:

A large, light and airy room featuring an exposed brick chimney with log burning stove. Carpet as fitted, two radiators and a large bay window.

KITCHEN/DINING/FAMILY ROOM:

Fully fitted kitchen with a range of units, granite work surfaces and a central island with space for breakfast bar stool seating.





Appliances include twin fan ovens, microwave, five ring gas hob with extractor, dishwasher, tall fridge, wine cooler and a sink/drainage with window above providing views of the garden. Ample space for dining furniture and sofa seating, good amount of fitted storage, porcelain tiled flooring with underfloor heating, three radiators and bi-fold doors to rear garden.

UTILITY ROOM:

Further storage, granite work surfaces and sink/drainage along with a washing machine, tumble dryer, tall fridge/freezer and sink/drainage. Porcelain tiled flooring, radiator and door to garden.

FIRST FLOOR LANDING:

Fitted airing cupboard, radiator and carpet as fitted.

BEDROOM:

A spacious room with three double fitted wardrobes, carpet as fitted, radiator, wide window with views to garden and door into:

EN SUITE SHOWER ROOM:

Wide walk-in shower, WC, wash basin and large inset mirror with shaver point. Twin chrome heated towel rails, mosaic effect tiled flooring, fully tiled walls, extractor fan and frosted window.

BEDROOM:

Another generous room with a wide fitted wardrobe. Carpet as fitted, radiator and wide window with views towards Ashdown Forest.

EN SUITE SHOWER ROOM:

Wide walk-in shower, WC, wash basin and large inset mirror with shaver point. Chrome heated towel rail, tiled flooring, tiled walls, extractor fan and frosted window.

BEDROOM:

Ample space for wardrobes, carpet as fitted, radiator and window with views of the garden.

BEDROOM:

Ample space for wardrobes, carpet as fitted, radiator and window with views towards Ashdown Forest.

FAMILY BATHROOM:

Deep bath with shower attachment and electric controls, separate walk-in shower, WC, wash basin and large inset mirror with shaver point. Chrome heated towel rail, tiled flooring, tiled walls, extractor fan and frosted window.

SECOND FLOOR LANDING:

Carpet as fitted and deep airing cupboard.

BEDROOM:

A beautifully proportioned, light-filled bedroom offering an exceptional sense of space and comfort with three fitted double wardrobes, shelving and twin eaves storage cupboards. Carpet as fitted, two radiators, loft access, window with views of the garden and door into:

EN SUITE SHOWER ROOM:

Wide walk-in shower, WC and wash basin with shaver point. Chrome heated towel rail, tiled flooring, tiled walls, extractor fan and Velux window.

OUTSIDE REAR:

Adjacent to the property and accessed from the main living area is a patio, ideal for outdoor entertaining. A pathway leads to an additional gravelled area, offering space for dining furniture. The garden features several lawned sections, complemented by raised beds and a mature selection of shrubs and trees. To the rear, there is a further generous lawned area, complete with a summerhouse, greenhouse, and additional raised beds. Pedestrian access leads to a double garage with power and electric doors. There is also twin gated side access and a shed.

OUTSIDE FRONT:

Steps with iron railings rise with access to the main entrance and a paved driveway provides off road parking and leads to a double garage. The remainder of the garden is planted with an extensive selection of mature shrubs and bushes.

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
01892 665666

AGENTS NOTE:

Annual Estate Service Charge - currently £300.00. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

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

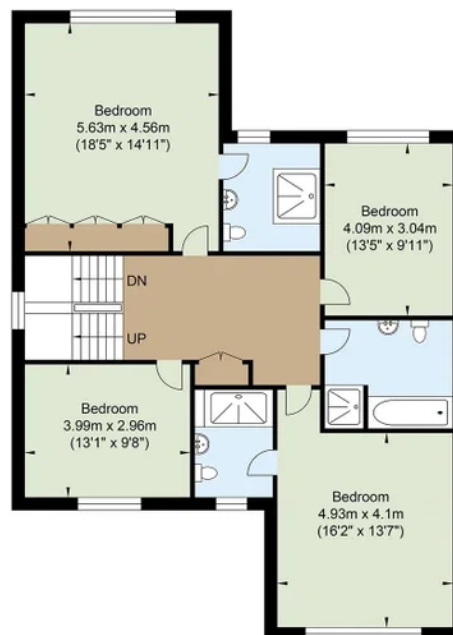
Heating - Gas Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
66-80	C		
55-65	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approximate Floor Area
1629 sq ft
(151.34 sq m)



First Floor
Approximate Floor Area
1165 sq ft
(108.19 sq m)



Second Floor
Approximate Floor Area
502 sq ft
(46.70 sq m)

Approximate Gross Internal Area (Including Garage) = 306.23 sq m / 3296 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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