

REAR VIEW

RANNOCH ROAD

CROWBOROUGH - £1,699,950



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

Looking West House, Rannoch Road, Crowborough,
TN6 1RB

Entrance Hall - Downstairs Cloakroom - Drawing Room -
Dining Room - Family Room - Office - Kitchen/Breakfast
Room - Boot Room - Additional Cloakroom - Lower
Ground Floor Laundry Room/Gym & Separate Flower
Room - Two Galleried First Floor Landings - Six
Bedrooms - Four En Suite Bathrooms/Shower Room
Study - Separate WC - Detached Double Garage With
Studio - Further Detached Double Garage - Ample
Driveway Parking - Large Rear Garden & Terrace
Additional Raised Terrace

Set within beautifully manicured grounds of over one acre, this impeccably presented six-bedroom detached Edwardian home has been thoughtfully extended, remodelled, and updated by the current owners to an exceptional standard. Occupying one of Crowborough's premier roads, the property enjoys outstanding west-facing views towards open countryside. Originally constructed by the renowned Connor Brothers Builders, the house exudes charm and character while benefiting from stylish enhancements, including a bespoke kitchen by Eridge Green Kitchens with high-specification appliances, alongside numerous elegant reception rooms. Wrought iron electric gates provide both privacy and security, opening onto a long driveway leading to two substantial double garages, one of which has a studio above. The generous rear garden and terraces are a particular feature of the property, beautifully interspersed with mature trees, colourful planting, and an abundance of flora and fauna. Properties of this size and calibre rarely come to the market, and an early viewing is highly recommended.

COVERED ENTRANCE PORCH:

Exterior lighting and timber front door opening into:

ENTRANCE HALL:

Wood panelled walling, picture rails and oak flooring. Stairs to first floor and two downstairs cupboards. Two radiators and two windows to front.

DOWNSTAIRS CLOAKROOM:

WC, wash hand basin and window to front.





OFFICE:

Range of wall and base units with Eridge Green wooden worktops and built in desk. Feature fireplace with inset iron basket, wood mantel surround and slate hearth. Panelled walling, picture rails, oak flooring, radiator and windows to side and front.

DRAWING ROOM:

Feature fireplace with inset wood burning stove, wooden mantel surround and marble hearth. Fitted bookshelf units, oak flooring, radiator, windows to side and front and French doors opening to rear patio.

DINING ROOM:

Part panelled walling, oak flooring, radiator and French doors opening to rear patio.

FAMILY ROOM:

Featuring a remote controlled inset gas fire, oak flooring, radiator, stairs to first floor, windows to rear with views of the garden and doors to patio.

KITCHEN/BREAKFAST ROOM:

Bespoke kitchen by Eridge Green Kitchens, featuring a range of wall and base units with granite worktops, a central island with pelmet lighting, and continued granite worktops incorporating a one-and-a-half-bowl ceramic sink with hot water, filtered water, and swan-neck taps. Appliances include a Neff induction hob with extractor fan, eye level Neff oven with coffee maker above and additional eye level Neff oven with microwave above, integrated three compartment fridge/freezer and wine cooler. Areas for plate storage, two large cupboards, pantry cupboard and box seat with window to front. Tiled flooring with underfloor heating continues into:

Breakfast Area:

Two wall mounted dresser units, sky lantern and bifold doors to raised terrace.

BOOT ROOM:

Range of wall and base units with granite worktops and stainless steel one and half bowl sink with mixer tap. Tiled flooring with underfloor heating, window to front and door to side return.

WC:

Dual flush low level WC, vanity wash basin and tiled flooring.

From the Kitchen/Breakfast room a wooden spiral staircase leads down to:

FLOWER ROOM:

Tiled flooring with underfloor heating, windows to rear and door into:

LAUNDRY/GYM:

Currently being used as gym and also featuring a range of wall and base units with granite worktops, sink with filter tap and two cupboards housing washing machine and tumble dryer. Mirrored wall, radiator, wood laminate flooring and French doors opening to rear patio.

MAIN GALLERIED LANDING:

Loft access, part panelled walling and picture rails. Fitted carpet, radiator and window to rear.

MAIN BEDROOM SUITE:

Extensive range of wardrobe cupboards, feature fireplace with inset remote controlled gas fire, wood mantel surround and marble hearth. Fitted carpet, radiators, bay window to rear and door into:

EN SUITE BATHROOM:

Bath with side taps and shower attachment, shower cubicle with Mira remote control shower and additional shower attachment, WC and vanity wash basin with mirrored wall and storage under. Ladder heated towel rail, tiled flooring and two windows to side.

BEDROOM:

Glass fronted wardrobe dressing units, fitted carpet, radiator, window to front and door into:

EN SUITE BATHROOM:

Corner bath with shower attachment, cubicle with integrated shower, WC and vanity wash basin with storage under. Radiator and window to front.

BEDROOM:

Wardrobe cupboard, fitted carpet, radiator, window to front and door into:

EN SUITE SHOWER ROOM:

Cubicle with Aqualisa integrated shower, WC and vanity wash basin with storage under. Tiled flooring and window to side.

BEDROOM:

Picture rails, fitted carpet, radiator and bay window to rear. Walkway with two mirrored double wardrobe cupboards and door into:

EN SUITE BATHROOM:

Panelled bath with shower attachment over, shower cubicle and separate shower attachment, WC and vanity wash basin with storage under. Tiled flooring and window to side.

BEDROOM:

Wood laminate flooring, radiator and window to front.

STUDY:

Range of fitted units with desk, fitted carpet, radiator and window to front.

SECOND GALLERIED LANDING:

Loft access, fitted carpet and window to side.

BEDROOM/GAMES ROOM:

Currently used as a pool room with wood laminate flooring, radiator, window to side and French doors opening to rear balcony.

UPSTAIRS CLOAKROOM:

WC and pedestal wash basin. Cupboard, towel rail, wood laminate flooring and window to side.



OUTSIDE FRONT:

Pillared wrought iron gates with pedestrian access opens to a sweeping gravelled driveway providing access to a DOUBLE GARAGE with FIRST FLOOR STUDIO accessed via external stairs. The studio benefits from laminate flooring, power and light, two Velux style windows and two roof windows. Further DOUBLE GARAGE with EV point and stairs to boarded mezzanine providing useful storage with power and light. The remainder of the front garden is laid to lawn with attractive planting, acers, small rockery and hedge border to front. Side access via picket gate to rear.

OUTSIDE REAR:

A large west-facing terrace provides ample outdoor seating, ideal for entertaining. The garden features a magnificent copper beech tree with circular seating beneath, alongside a variety of landscaped areas with raised beds. A path leads to a timber shed and log store, with several compost areas beyond. The remainder of the garden is principally laid to lawn with attractive mature planting throughout. Adjacent to the property, and accessed via the breakfast room, is a raised terrace with a glass balustrade enjoying wonderful west-facing views across open countryside.

TENURE:

Freehold

COUNCIL TAX BAND:

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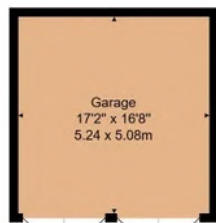
VIEWINGS:

By appointment with Wood & Pilcher Crowborough on 01892 665666

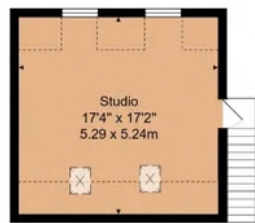
ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas
Rights and Easements - Tree Preservation Orders exist on numerous trees. Contact agent for details

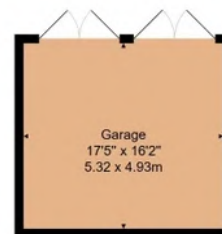




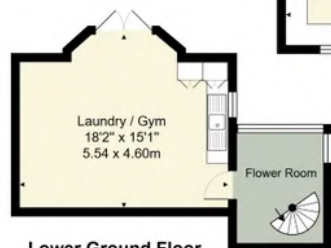
Garage Ground Floor



Garage First Floor



Ground Floor



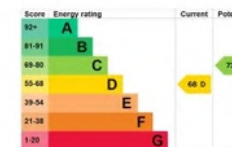
Lower Ground Floor



First Floor

House Approx. Gross Internal Area 4223 sq. ft / 392.3 sq. m
 Approx. Gross Internal Area (Incl. Garages) 5090 sq. ft / 472.9 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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