



Whispers Warren Road  
Crowborough, TN6 1TT  
Asking Price £775,000

Set along one of the most desirable roads in Crowborough's prestigious Warren Area, this impressive four-bedroom, two-bathroom home sits within a beautifully established plot of approximately 0.4 acres. Owned and carefully maintained by the same family for over 35 years, the property has been thoughtfully updated in recent times, most notably with the addition of a striking French oak garden room that enjoys delightful views across the landscaped rear garden. A detached studio and separate summerhouse provide excellent options for home working or creative pursuits, while an integral double garage and extensive driveway ensure generous parking. The house is presented in excellent order throughout and still offers exciting potential for enlargement, subject to the usual planning consents.

A covered entrance porch leads through an obscured glass timber door into a welcoming hallway, where parquet flooring, a staircase rising to the first floor and a useful understairs recess create a warm first impression.

The sitting room is a particularly inviting space, benefitting from windows to three aspects as well as sliding patio doors opening directly onto the garden. A fireplace with log burner, brick hearth and oak bressummer beam forms an attractive focal point. There is a separate study overlooking the rear garden, ideal for those working from home, and a dining room positioned to the front of the property.

The kitchen is fitted with a comprehensive range of wall and base units complemented by Staron work surfaces and under-unit lighting. Integrated appliances include an eye-level oven, gas hob with extractor above and a full-length fridge, while tiled flooring runs underfoot. The adjoining French oak garden room, and double doors to the terrace, creates a year-round space flooded with natural light. A utility area provides additional storage, worktops and space for appliances.

Upstairs, a galleried landing leads to four well-proportioned bedrooms. The principal bedroom enjoys a peaceful rear aspect and built-in wardrobe cupboards with seating and shelving, along with a stylish en suite shower room featuring a walk-in tiled enclosure with Aqualisa digital shower, vanity basin, WC and heated towel rail. The remaining three bedrooms are served by a family bathroom fitted with a panelled bath and shower attachment, WC and wash hand basin.

Outside, the property is approached via a sweeping gravel driveway providing parking for several vehicles and access to the integral garage. The front garden is mainly laid to lawn and screened by mature hedging for privacy, with gated side access to the rear.

The rear garden is a true highlight, beginning with a patio area adjoining the house and extending to a generous expanse of lawn bordered by a variety of established trees and shrubs, including a mature acer. A timber studio with power, lighting and roof window offers an ideal workspace or hobby room, while a separate summerhouse provides an additional retreat within the grounds.

Crowborough, the largest inland town in East Sussex, lies within the beautiful High Weald Area of Outstanding Natural Beauty and on the edge of Ashdown Forest. The town offers a wide range of supermarkets, independent shops, cafés and restaurants, along with well-regarded state and private schools. Leisure facilities include the Crowborough Leisure Centre, providing a swimming pool, gym and sports hall. A mainline railway station offers services to London, and comprehensive shopping and amenities can also be found in the nearby spa town of Royal Tunbridge Wells, approximately eight miles to the north.

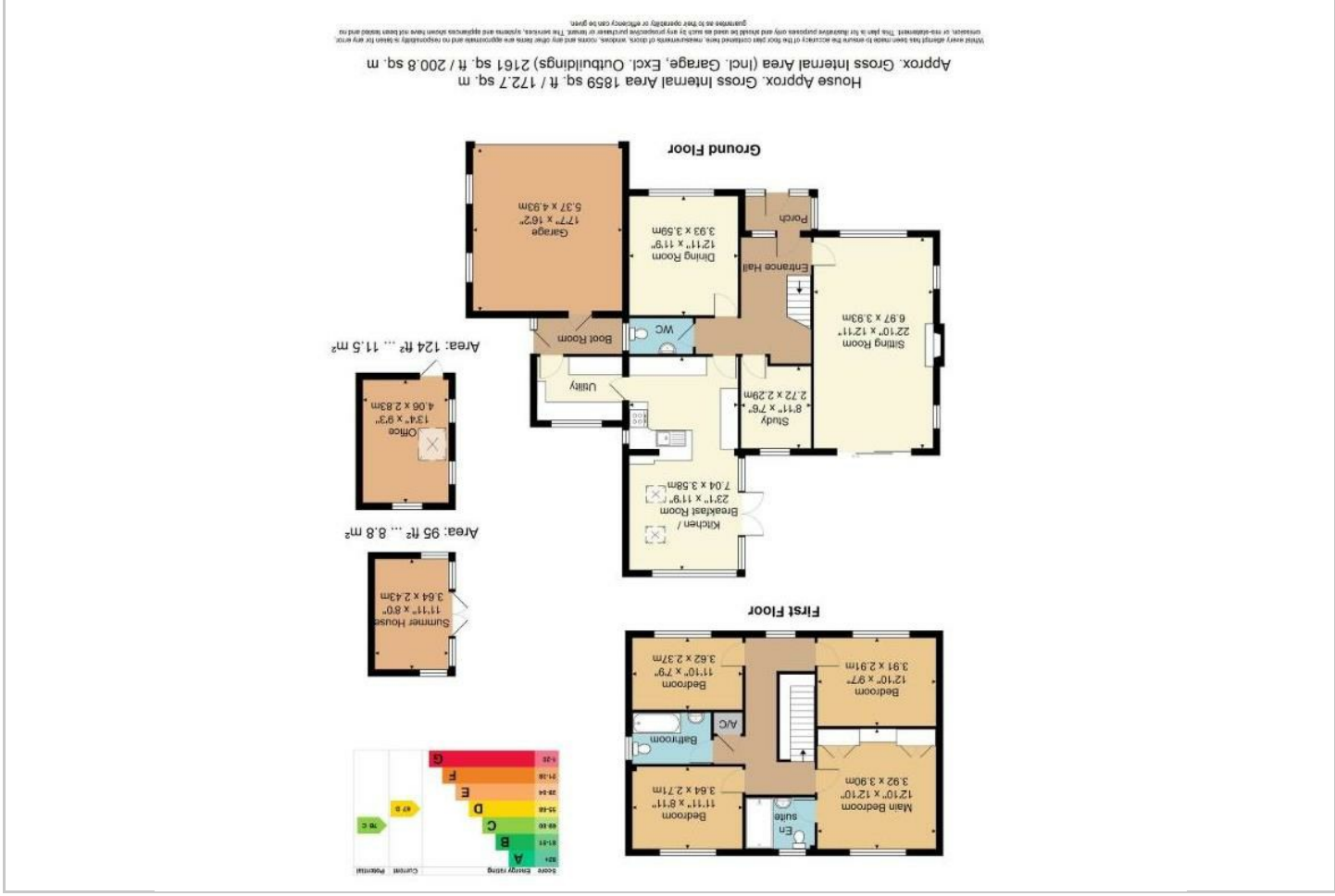
Tenure: Freehold | Council Tax Band: G



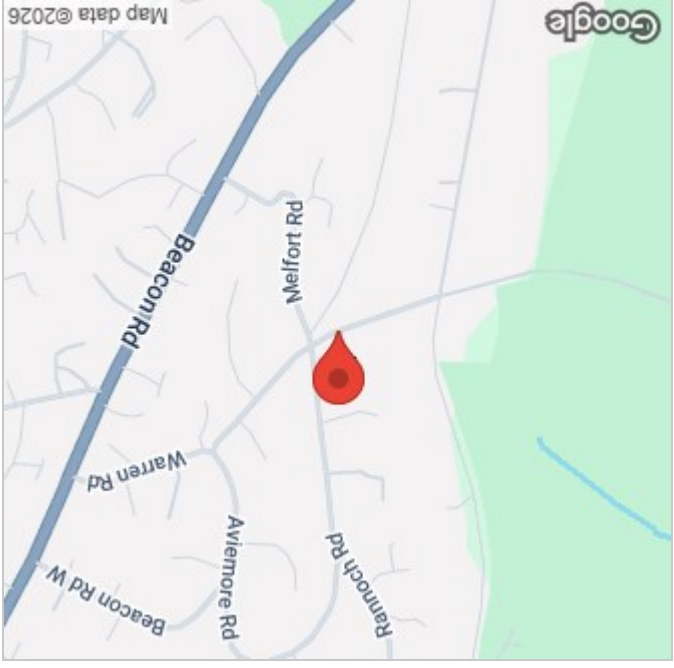


## Viewing

Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
A (92 plus)	78
B (81-91)	
C (69-80)	
D (55-68)	67
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	Current
England & Wales	
EU Directive 2002/91/EC	

Energy Efficiency Graph

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly (a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute an offer or contract of sale, (c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and (e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.