



**GARDEN COTTAGE, BOARSHEAD**

**CROWBOROUGH - £740,000**



Garden Cottage, Boarshead, Crowborough, TN6 3HE

**Main Bungalow**

Entrance Hall - WC - Sitting Room - Kitchen - Dining Room - Conservatory - Large Utility/Laundry Room

Integral Single Garage

Four Double Bedrooms - Bathroom - Shower Room Annex

Entrance Porch - Kitchenette/Living Room - Double Bedroom - En Suite Shower Room Outside

Off Road Parking - Well Manicured Large Wraparound Gardens

Making its market debut in over five decades, this exceptionally spacious five-bedroom detached timber framed 'Colt' bungalow, complete with a self-contained annexe, is set within beautifully manicured wraparound gardens spanning over half an acre. This unique property offers spectacular views across open countryside, a single garage, and ample off-road parking, all presented with no onward chain. A significant highlight of this property is the self-contained annexe. This adaptable space is perfect for multi-generational living, a private home office, or guest accommodation, providing independence and flexibility. Externally, the large garden is meticulously maintained and provides a summerhouse with power and extensive grounds for gardening and entertaining. Situated in the charming Boars Head area, the bungalow offers easy access to Eridge Railway Station, approximately 2 minutes drive away, making it ideal for commuters. Local amenities, including the Huntsman Public House and Boars Head Inn, are within reach, alongside convenient local farm stores. Properties of this unique character and desirable location rarely become available. We highly recommend an early viewing to fully appreciate the space, versatility, and stunning setting this home has to offer.

Glass panelled timber front door opens into:

**Entrance Hall:**

Coir entrance matting, carpet as fitted, radiator and doors to:

**WC:**

High level WC, vanity wash basin with storage beneath, mirrored wall, wood laminate flooring and window to front.





**Sitting Room:**

Feature fireplace incorporating an iron basket with ornate seating area, wood mantel, surround, marble inset and hearth. Three radiators, carpet as fitted and dual aspect with windows to front and side and double doors opening to a patio area.

**Kitchen:**

Range of wall and base units with worktops/tiled splashbacks over incorporating twin stainless steel sinks with swan mixer tap and drainer, water filter and built-in insinkerator. Four ring ceramic hob, inset eye level twin oven, space for fridge/freezer, various storage areas and pantry cupboard with shelving and electronic Velux skylight.

**Dining Room:**

Sisal flooring and two windows with stunning countryside views.

**Large Utility Room/Laundry Room:**

Wall and base units with sink, space for washing machine, extensive storage, wood laminate flooring and double doors opening to an integral single garage.

**Integral Single Garage:**

Good storage area, concrete floor, electricity meter, consumer unit for annexe, fuseboard for main house and accessed via a single up/over door.

**Bedroom 1:**

Currently used as a lounge featuring a selection of wall units with drawer storage and seating area, carpet as fitted, radiator, window to side and access to conservatory and garden.

**Conservatory:**

Tiled flooring, window to rear and door opening to rear garden.

**Bedroom 2:**

Extensive range of mirror fronted wardrobes, carpet as fitted, radiator and window to side with far reaching views across open countryside.

**Bedroom 3:**

Carpet as fitted, radiator and windows to rear and side.

**Bedroom 4:**

Carpet as fitted, radiator and windows to rear and side.

**Bathroom:**

Panelled bath with tiled surround, WC and vanity wash basin with storage beneath. Chrome heated towel rail, mirrored wall, cupboard housing hot water tank with shelving and a Velux roof window.

**Shower Room:**

Walk-in enclosure with wall mounted Aqualisa electric shower, low level wc and vanity wash basin with storage beneath. Chrome heated towel rail, tiled flooring with underfloor heating and window to side.

**Annexe:****Entrance Porch:**

External large lockable dry shed with electricity.

Glass panelled timber front door into

Kitchenette/Living Room.

**Annexe Kitchenette/Living Room:**

Kitchenette Area:

Wall and base units and shelving storage, stainless steel sink, microwave and extractor fan.

Living Room Area:

Laminate flooring, electric heater, large windows to side and rear and door to rear garden.

**Annexe Bedroom 5:**

Mirror fronted wardrobe, electric heater, carpet as fitted, window to side with beautiful countryside views and door into:

**Shower Room:**

Cubicle with wall mounted electric shower, dual flush low level wc, vanity wash basin, heated towel rail and window to side.

**Outside:**

Approached via a long private drive, Garden Cottage features a pea-shingled driveway offering ample off-road parking for multiple vehicles. A timber picket gate opens into the surrounding gardens.

The garden is a standout feature, boasting an abundance of established flora, too numerous to mention, along with a charming summerhouse with power and adjoining patio area. The remainder of the garden is mainly laid to lawn, interspersed with a variety of planting beds, mature trees, and shrubs, all beautifully maintained and enjoying extensive panoramic views. To the far end of the garden is a further patio area with brick hearth, a composting area, and a large timber potting shed.



**Situation:**

Well located with mainline railway stations at Eridge providing service of trains to London. In addition the area provides beautiful walks ideal for dog walking, Bowles Outdoor Activity Centre which includes climbing and a dry ski slope, local public house and a golf course Crowborough town centre to the south is about 1.5 miles away and provides a wide range of supermarkets, doctors, dentists, a good range of schooling for all ages as well as a leisure centre. The spa town of Royal Tunbridge Wells is approximately five miles to the north where you will find the mainline railway station and an excellent mix of retailers & eateries spread through the Pantiles, The Old High Street and Victoria Place Shopping Mall.

**Tenure:**

Freehold

**Council Tax Band:**

Bungalow - F Annexe - A

**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, Electricity

Heating - Oil & Electric

Private Drainage - Septic Tank

**Agents Note:**

Sale restricted to cash buyers or buyers with access to specialist mortgage lenders, as the property is of Colt timber-framed construction.

Garden Cottage is currently unregistered.





Approx. Gross Internal Area  
(Incl. Annexe & Garage)  
3118 sq. ft / 289.7 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.

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