



**PILMER ROAD**

**CROWBOROUGH - £630,000**



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*

Louisville, Pilmer Road, Crowborough, TN6 2UG

Entrance Porch/Hall - Cloakroom - Sitting Room - Dining Room - Kitchen - Utility Room - Workshop - Three Bedrooms - Bathroom - Double Garage - Off Road Parking - Large Rear Garden

Set within a plot size of just over half an acre and new to the market for the first time in over 50 years, this attractive home, built in the late 1940s, offers a rare opportunity to acquire a property in a highly desirable location. Situated on the edge of beautiful countryside walks while remaining within easy reach of the main town centre, it combines the best of both worlds. The property provides an exciting opportunity for new owners to put their own stamp on a much-loved home. Upon entering, a welcoming hallway leads through to the bright and spacious double-aspect sitting room, featuring an open fireplace. The dining room is generously sized, ideal for family living and entertaining. A traditional-style kitchen leads through to a workshop and utility room, which in turn provides access to the garden. Upstairs, there are three well-proportioned double bedrooms, along with a family bathroom. Set on a substantial plot, the property benefits from an exceptionally large driveway leading to a double garage. To the front is a large lawned garden, accessed via double gates, while the sunny rear garden is a particular highlight, mature, mainly laid to lawn and complemented by a summer house, greenhouse, and wooden shed. A truly special property and one not to be missed.

Double glazed door into:

**Entrance Porch/Hall:**

Fitted carpet and door into:

**Cloakroom:**

Low-level WC, small wash hand basin, wood flooring, radiator and obscured window to rear.

**Sitting Room:**

Featuring a working fire with marble hearth, fitted carpet, radiator and dual aspect with windows to the front and rear.



**Dining Room:**

Fitted wooden corner cabinet with shelving, original solid oak floorboards, two radiators and dual aspect with windows to front and side.

**Kitchen:**

A traditional style shaker kitchen fitted with high and low level units and rolltop work surface incorporating a one and half bowl stainless steel sink. Appliances include and oven with four ring electric hob with extractor fan above and space for a low level fridge. In addition is a high-level cupboard housing the electric consumer unit and electric meters and a good size pantry cupboard with shelving. Freestanding Grant boiler and window overlooking the rear garden with fitted blind.

**Utility Room:**

Fitted cupboards with shelving, stainless steel sink with cupboards below and space for a washing machine. Tiled flooring and obscured door to rear.

**Workshop:**

Space for a tall fridge freezer. floating shelving, electric strip lighting and window and door to front.

Stairs rise to first floor landing:

**First Floor Landing:**

Airing cupboard housing hot water tank with wooden shelving, fitted carpet and ladder with access to a large loft with light. Dual aspect with window to the front and large window to rear with fire reaching view towards Groombridge.

**Bedroom:**

Fitted wardrobes and cabinets, fitted carpet, two radiators and dual aspect with far reaching views to the rear towards Tunbridge Wells.

**Bedroom:**

Corner wash hand basin set into a vanity unit with shelving and mirror above, fitted carpet, radiator and dual aspect with windows to front and side.

**Bedroom:**

Fitted carpet, radiator and double glazed window to the rear to with views towards Groombridge.



### Bathroom:

Panelled bath with traditional style taps and handheld shower attachment, low-level WC and pedestal wash hand basin. Radiator and obscured double glazed window to the side with fitted blind.

### Outside Front:

A five bar wooden gate provides access to a large driveway providing off-road parking for numerous vehicles. There is a double garage which has concrete flooring, floating areas of shelving, electrics, and electric lighting. The remainder of the garden is mainly laid to lawn with a selection of mature trees and shrubs with a wrought iron gate leading to the rear garden.

### Outside Rear:

The sunny and level garden is principally laid to lawn accompanied by a good size paved patio. In addition are a selection of trees including fruit trees and use of a summerhouse, wood store and greenhouse.

### TENURE:

Freehold

### COUNCIL TAX BAND: E

### VIEWING:

By appointment with Wood & Pilcher Crowborough  
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, Gas, Electricity & Drainage  
Heating - Gas

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	70 C
39-54	E		
21-38	F		
1-20	G		



House Approx. Gross Internal Area 1199 sq. ft / 111.4 sq. m  
Garage Approx. Internal Area 356 sq. ft / 33.1 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.

Beacon Road, Crowborough,  
East Sussex, TN6 1AL  
Tel: 01892 665666

Email: [crowborough@woodandpilcher.co.uk](mailto:crowborough@woodandpilcher.co.uk)  
BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED  
LONDON OFFICE  
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)

