



Spinnies
Clackhams Lane | Crowborough | East Sussex | TN6 3RN





STEP INSIDE

An exceptional four-bedroom detached character residence, occupying a peaceful semi-rural setting on the outskirts of Rotherfield and Crowborough, enjoying generous, landscaped gardens and far-reaching views across neighbouring countryside and woodland. Beautifully remodelled and significantly enhanced by the current owner, this outstanding home effortlessly combines timeless period charm with sophisticated modern living.

Positioned just a mile away from the picturesque village of Rotherfield, the property offers over 2,000 sq. ft of impeccably presented accommodation, thoughtfully designed to meet the demands of modern family life while preserving an abundance of original character and charm.

The welcoming entrance porch leads through to a magnificent dining room, a wonderfully proportioned reception space centred around an impressive inglenook fireplace, creating an inviting atmosphere for both everyday living and entertaining. A separate formal sitting room enjoys a second characterful inglenook fireplace, with working log burner providing an elegant setting for family gatherings and special occasions. The adjoining garden room provides a delightful connection to the outside space, flooding the interior with natural light and enjoying attractive views across the gardens and leading into the utility room with plumbing for washing machine and storage. At the heart of the home lies a stunning re-fitted kitchen/breakfast room, beautifully appointed with solid timber work surfaces, integrated appliances including a fridge/freezer and dishwasher, and ample space for informal dining. A guest cloakroom with ample storage for boots and coats.

The first floor offers four well-proportioned bedrooms all with fitted wardrobes, including a luxurious principal suite complete with built-in wardrobes and a beautifully re-fitted en-suite bathroom featuring a freestanding roll-top bath, creating a sanctuary of comfort and relaxation. The remaining bedrooms are served by a stylish family shower room with walk in shower, ideal for both family living and visiting guests.

Outside, the property continues to impress. The substantial gardens have been carefully cultivated to create a private and picturesque retreat, with expansive lawns, mature trees, established planting, and seating areas perfectly positioned to enjoy the stunning rural outlook across the surrounding countryside and woodland. The setting provides a rare sense of tranquillity whilst remaining conveniently close to everyday amenities.

Further benefits include a private driveway, attached garage and a highly useful workshop, offering excellent storage, hobby space, or potential for home working and storage shed.

Despite its idyllic semi-rural position, the property is conveniently situated within easy reach of Crowborough town centre, the Tesco Superstore, excellent local schools, and transport links, making it an ideal choice for families and commuters alike.





Renowned for its charming village atmosphere, historic character, and strong sense of community, Rotherfield offers an excellent range of everyday amenities including a village store, post office, doctor's surgery, pharmacy, highly regarded primary school, churches, traditional public houses, and popular village cafés.

For more comprehensive shopping and leisure facilities, Crowborough town centre is located just a short drive away and provides a wide range of supermarkets, including Tesco & Waitrose Superstores, independent retailers, restaurants, coffee shops, and recreational facilities. The larger spa town of Tunbridge Wells is also within easy reach, offering an extensive selection of boutiques, department stores, dining establishments, and cultural attractions.

The area is particularly renowned for its beautiful surrounding countryside, with the nearby Ashdown Forest providing thousands of acres of protected heathland, woodland walks, cycling routes, and equestrian opportunities. There are also numerous golf courses, country parks, and outdoor pursuits available throughout the surrounding area.











Education

Primary Schools:	
Rotherfield Primary School	01892 852574
Sir Henry Fermor Church of England Primary School	01892 652405
Jarvis Brook Primary School	01892 653033
Ashdown Primary	01892 655846
St Mary's Catholic Primary School	01892 655291
Brambletye School	01342 321004
Holmewood House School	01892 860000
Rose Hill School	01892 525591
Skippers Hill Manor Preparatory School	01825 830234

Secondary Schools:	
Bedes Senior School	01323 843252
Mayfield School (Independent)	01435 874600
Beacon Academy, Crowborough	01892 603000
Tunbridge Wells Girls' Grammar School	01892 520902
Tunbridge Wells Grammar School for Boys	01892 529551
Tonbridge Grammar School	01732 365125
Weald of Kent Grammar School	01732 373500

Leisure Clubs & Facilities

Rotherfield Bowls Club	01892 664973
Crowborough Leisure Centre	01892 665488
Crowborough Rugby Football Club	01892 654832
Crowborough Athletic Football Club	01892 661893
Crowborough Beacon Golf Club	01892 661511
Crowborough Tennis & Squash Club	01892 652799
Ashdown Forest Riding Centre	01892 661511
Crowborough Community Centre	01892 653823

Healthcare

Rotherfield Surgery	01892 852415
Beacon Surgery , 1 mile	01892 652233
Brook Health Centre , 0.8 mile	01892 652850
Crowborough War Memorial Hospital , 1 mile	01892 652284
Tunbridge Wells Hospital , 8 miles	01892 823535

Entertainment

Village tea rooms & cafés operate periodically within the village centre and community venues, complementing the pubs and local stores.

Coffee Shops & Cafés:
Café Cocoa
The Lodge Coffee Shop

Popular Pubs :
The Wheatsheaf
The Lazy Fox
The White Hart
The Crowborough Cross
The Coopers Arms
The Crow & Gate
The Boars Head Inn
The Kings Arms
The Catts Inn

Local Attractions & Landmarks

Rotherfield village
Millenium Green
Ashdown Forest

Crowborough Beacon
Sir Arthur Conan Doyle
Crowborough Country Park
Walshes Park (approx. 2 miles)
Crowborough Miniature Railway (approx. 1 mile)

Attractions Within a Short Drive:
Groombridge Place & Enchanted Forest (5 miles)
Bedgebury National Pinetum & Forest (10 miles)

Travel

Crowborough Station – 0.6mile
Wadhurst Station – 5.5 miles
Tonbridge Town Centre – 2.7 miles,
Tonbridge Station – 2.9 miles,
Tunbridge Wells – 7.6 miles,
Sevenoaks – 8.5 miles,
London – 33.7 miles,

Trains
Oxted, 20–25 mins
East Croydon, 45–55 mins
London Bridge, 1h10–1h20 mins
Canada Water, 1h20–1h30 mins
London Victoria, 1h15 – 1h30 mins
London Blackfriars, 1h20 – 1hr35 mins
London Charing Cross, 1hr20 – 1h35 mins
London Cannon Street, 1hr20 – 1hr35 mins

GROUND FLOOR

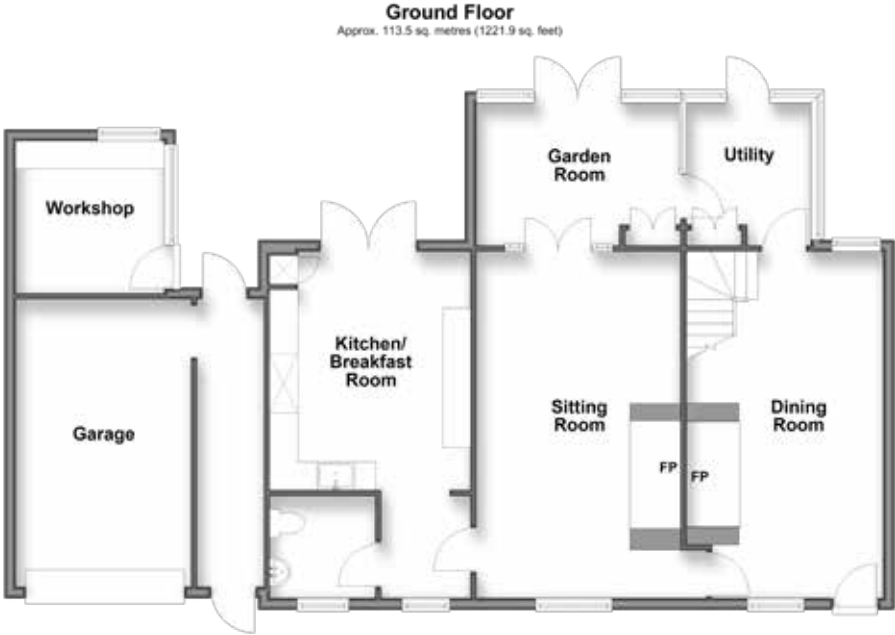
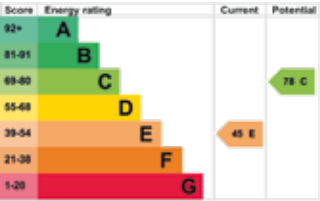
Dining Room	19'7 x 11'5 (5.97m x 3.48m)
Lounge	20'5 x 11'10 (6.23m x 3.61m)
Garden Room	11'10 x 8'6 (3.61m x 2.59m)
Kitchen/Breakfast Room	13'5 x 13'3 (4.09m x 4.04m)
Utility	
Cloak Room	

FIRST FLOOR

Landing	
Bedroom 1	13'5 x 12'0 (4.09m x 3.66m)
En-suite Bathroom	11'10 x 9'5 (3.61m x 2.87m)
Bedroom 2	12'6 x 12'3 (3.81m x 3.74m)
Bedroom 3	12'5 x 12'3 (3.79m x 3.74m)
Bedroom 4	9'2 x 8'6 (2.80m x 2.59m)
Family Shower Room	

OUTSIDE

Garage	18'4 x 9'10 (5.59m x 3.00m)
Workshop	9'0 x 8'8 (2.75m x 2.64m)
Patio	
Rear Garden	



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