

DANEFIELD FARM

BOARS HEAD - £795,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

Danefield Farm, Boars Head, Crowborough, TN6 3HD

Entrance Porch - Entrance Hall - L-Shaped Sitting Room
Kitchen/Diner - Utility Room - Downstairs Cloakroom
Five Bedrooms - Two Bathrooms - Driveway - Detached
Double Garage - Front & Rear Gardens

Offered to the market chain free, this detached family home is situated in Boars Head, on the fringes of Crowborough, and enjoys stunning views over the surrounding countryside to rear. The property enjoys a newly laid pea shingled drive providing ample off-road parking, together with the benefit of a newly built detached double garage, offering excellent storage and parking facilities. Internally, the accommodation comprises an entrance hall that leads into the L-shaped sitting room, which features a fireplace and provides a comfortable space for relaxing. The kitchen/diner offers a practical and sociable living space, with direct access onto the rear garden. There is also a separate utility room and downstairs cloakroom. To the first floor are five bedrooms and two bathrooms. Outside, the rear garden comprises a paved patio area and a generous lawn, with the whole garden enjoying far-reaching and stunning countryside views. The combination of the accommodation, off road parking, double garage and attractive rural outlook makes this an appealing family home in a sought-after location on the outskirts of Crowborough.

Obscured UPVC front door with window to front opens into:

ENTRANCE PORCH: Coats hanging area, travertine tiled flooring and glass panelled door into:

ENTRANCE HALL: Floor mounted wood burning stove, underfloor heating, stairs to first floor, understairs recess area and small window to front.

L-SHAPED SITTING ROOM: Open fire with iron basket, wood mantel, brick surround and tiled hearth. Oak flooring, two radiators, two windows to side, window to front and sliding patio doors open to rear patio and garden beyond enjoying wonderful views.

KITCHEN/DINER:
Kitchen Area: Range of wall and base units with Quartz worktops over incorporating a one and half bowl







Inset eight ring gas hob with extractor over, rangemaster style cooker and inset dishwasher. Travertine tiled flooring with underfloor heating, downlighters and large window to front.
Dining Area: Cupboard housing Worcester Bosch floor standing gas boiler, travertine tiled flooring with underfloor heating, downlighters and French doors opening to rear patio and garden beyond.

UTILITY ROOM: Range of wall and base units with Quartz worktops and Butler sink with mixer tap. Space for washing machine and tumble dryer, window to side and door to rear patio and garden beyond.

DOWNSTAIRS CLOAKROOM: Dual flush low level WC, travertine tiled flooring and obscured window to side.

FIRST FLOOR LANDING: Loft access and cupboard housing hot water tank with shelving.

BEDROOM: Built-in wardrobe cupboards, radiator, carpet as fitted and dual aspect with views across the North Downs.

BEDROOM: Radiator, carpet as fitted and window to front.

BEDROOM: Wardrobe cupboard, radiator, carpet as fitted and windows to rear with views across open countryside.

BEDROOM: Storage cupboard, radiator, carpet as fitted and large window overlooking towards the North Downs.

BEDROOM: Radiator, carpet as fitted and window to front.

BATHROOM: Large corner bath, side taps and Mira electric shower over, dual flush low level WC and vanity wash basin. Chrome heated towel rail, tiled flooring, downlighters and obscured window to front.

BATHROOM: Tiled panelled bath with shower attachment over, dual flush WC and wall mounted wash basin. Chrome heated towel rail, tiled flooring and obscured window to side.







OUTSIDE: Five bar gate with post/rail fencing providing access to a large newly laid pea shingled drive which in turn leads to a newly built oak double garage with power and light. The remainder of the front garden enjoys an attractive rockery and is mostly laid to lawn with various trees and hedge borders and outstanding views over open countryside to the North Downs. Timber gates either side of the property provide access to the rear garden. The rear garden benefits from wonderful far reaching views, a good size patio with space for outside seating and a newly laid area of lawn along with silver birch trees. Newly fitted Klargester private drainage system and recently erected post/rail fencing to all sides.

TENURE: Freehold

COUNCIL TAX BAND: G

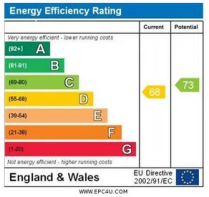
ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity
Heating - Gas
Private Drainage - Klargester
Rights and Easements - Right of access over the driveway
Planning Permission - Two newly built houses, with the vendor intending to live in one of them
The annual communal service charge for maintenance of the shared driveway is currently to be confirmed.
These details should be clarified by a buyers own legal advisor.

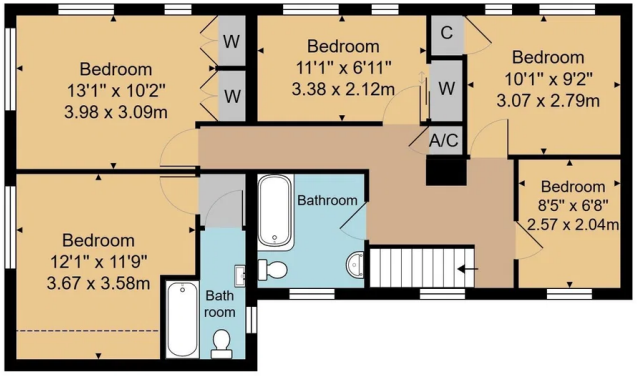
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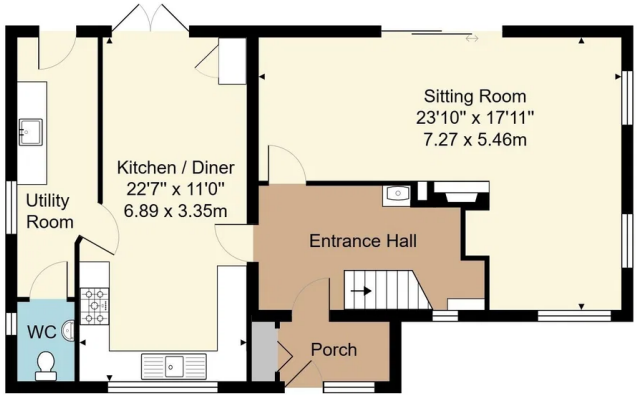
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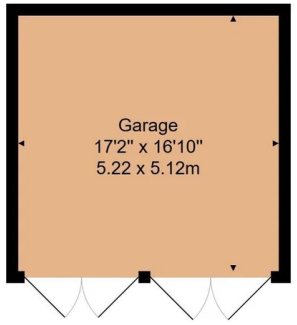
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First Floor





Ground Floor

House Approx. Gross Internal Area 1608 sq. ft / 149.4 sq. m
Garage Approx. Internal Area 288 sq. ft / 26.7 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.