



Steep Road
Crowborough | East Sussex | TN6 3RX

FINE & COUNTRY





Step inside

Steep Road

This beautifully converted stable block combines historical character with contemporary design and has uninterrupted views of the surrounding countryside in the High Weald Area of Outstanding Natural Beauty. Rarely do you find a rural character home that not only offers peace and seclusion but is also within walking distance of a mainline station, an outstanding secondary school, a well-regarded pub and a Tesco superstore. The Stables enjoys exactly that balance, located in the charming enclave of Haywards Farm yet only a short distance from both Rotherfield and Crowborough. The property is approached along a leafy lane that leads to a driveway flanked by high hedging and opens onto a generous parking area.

There is a rose-covered arch with a pathway to a delightful front terrace bordered by a lawn and shrubs, providing access to the front door. This opens directly into the magnificent, double-height vaulted kitchen/dining and living space – a truly impressive room with dramatic crossbeams, an elegant spiral staircase rising to the first-floor galleried landing, five bi-fold doors opening onto the rear garden, and oak flooring throughout. At its heart sits a striking feature chimney breast with a log-burner that forms the natural focal point of the seating area. The kitchen/breakfast zone, laid with French terracotta floor tiles, offers shaker-style units with oak worktops, a range cooker, integrated appliances, and a peninsular breakfast bar. A practical utility room, positioned just off the main living area, provides laundry facilities and has a stable door opening directly to the rear terrace.

A luxurious family bathroom with a large walk-in wet-room style shower, subtle floor uplighting, and a fashionable free-standing oval bath serves two characterful double bedrooms – both with fireplaces and exposed brick features. The ground floor also includes a well-proportioned, triple-aspect snug/study with a reclaimed brick fireplace and log-burner, as well as a door leading to the front terrace. This flexible room is ideal for working from home, being quietly set apart from the main living space so that business visitors can enter directly without disturbance.

The first-floor minstrels' gallery provides a captivating view over the main living area and leads to the principal suite. This superb vaulted bedroom with conservation roof lights is complemented by an imaginative bathroom with a claw-foot bath framed by reclaimed tiles, a separate dressing room, and extensive eaves storage.

The rear garden is a true delight – a wide natural slate terrace spans the length of the property, perfect for al fresco dining and relaxed summer evenings. It is enclosed by a character brick wall, softened with established shrubs, while brick steps rise to a large lawn framed by colourful planting and mature trees. Beyond this lies a winding path to a charming 'secret garden' backing onto open fields, a magical space for children to explore. Discreet underground cabling extends across the garden, allowing for the future addition of a garage and/or an outdoor office if desired.

Seller Insight

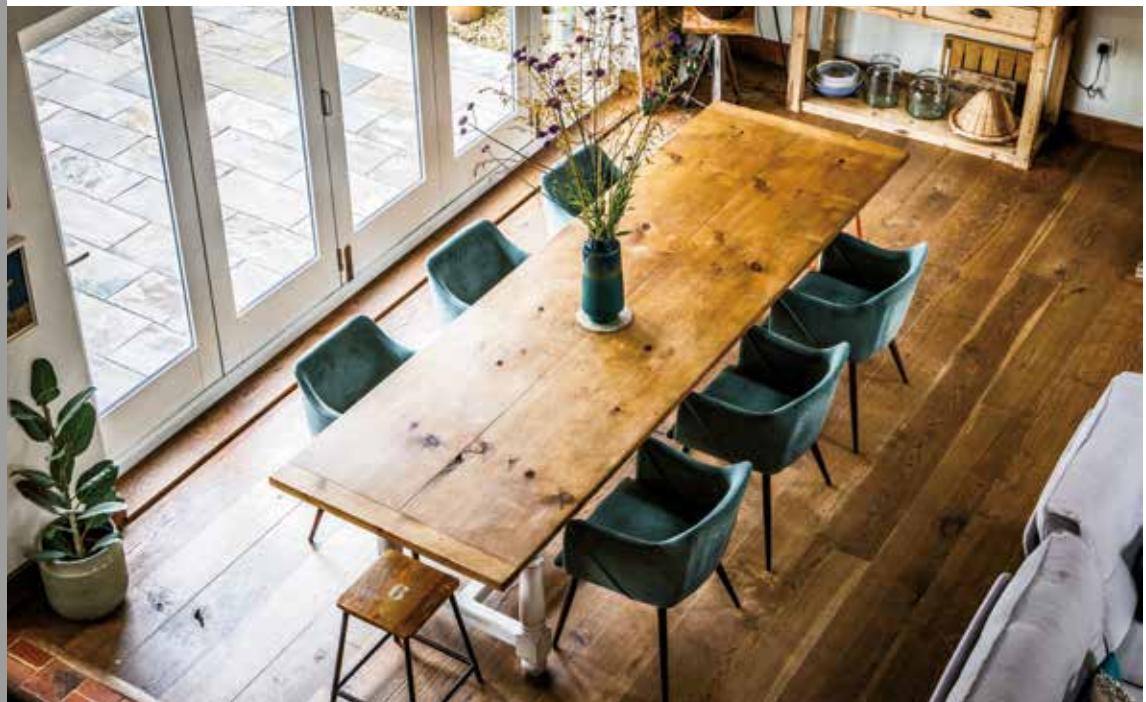
“ We bought the converted stables about 15 years ago as we fell in love with the position, the views and the fact it truly offers the best of both worlds – the peace and quiet of the countryside combined with easy access to towns, trains and good food. At that time it was literally a shell – the previous owners had stripped everything back – so we had the rare joy of a genuine blank canvas upon which to create our unique home. We took great pleasure in sourcing reclaimed and characterful materials to bring depth and individuality back into the building, while also incorporating all the essentials of modern living such as bespoke lighting, CAT-5 cabling and fast fibre-optic broadband. We also love that we are within walking distance of Crowborough station, the outstanding Beacon Academy, a great pub and Tesco – it is exceptionally rare to find a rural character property with such modern comforts and countryside peace that also allows you to walk to so many amenities.”

Crowborough, the largest and highest inland town in East Sussex, lies only a short drive away and is rich in history with attractive period buildings. It provides useful amenities including supermarkets such as Waitrose and Tesco, a number of independent shops, and a selection of cafés and pubs. Education is well-catered for with a number of good primary schools and the local Beacon Academy, which is rated Outstanding by Ofsted. Highly regarded independent schools such as Mayfield and Ardingly are also within easy reach. Crowborough station provides services to London Bridge in just over an hour, while trains from nearby Tunbridge Wells reach London Bridge in as little as 44 minutes. The A26 provides swift access to the A21 and M25, making travel connections excellent.

For leisure, Crowborough offers recreation grounds such as Goldsmiths with its swimming pool and miniature railway, as well as golf, tennis and football clubs. Annual community events include a carnival, Guy Fawkes celebrations, and summer and Christmas fairs. For the more adventurous, Bowles Outdoor Centre in Eridge offers a dry ski slope, with rock climbing also available nearby. Bewl Water provides sailing and watersports, while the 6,500 acres of Ashdown Forest are on the doorstep for walking and riding.

The historic spa town of Tunbridge Wells is also within easy driving distance, with its theatres, cinema complex, and a superb range of shops from well-known high street names to independent boutiques. The Pantiles is famous for its Georgian colonnades, cafés and music, while the town also offers a wide selection of excellent schools including Bennett Memorial Diocesan, St Gregory's Catholic School, Tunbridge Wells Girls' Grammar and Skinners' Grammar. Independent schools such as Rose Hill, The Mead, Kent College, Holmewood House and Beechwood provide further choice, while Uckfield College is also rated Outstanding by Ofsted.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

Rotherfield country walking)	2.9 miles (less
Crowborough country walking)	3.0 miles (less
Tunbridge Wells	9.1 miles
Uckfield	8.7 miles
Eastbourne	24.9 miles
Dover Docks	73.6 miles
Channel Tunnel	52.5 miles
Gatwick Airport	23.6 miles
Charing Cross	53.9 miles
By Train from Crowborough	
London Bridge	1hr 7 mins
Cannon Street	1hr 24 mins
Charing Cross	1hr 27 mins
Tunbridge Wells to London Bridge	44 mins

Leisure Clubs & Facilities

Crowborough Beacon Golf Club	01892 661511
Crowborough Athletic Football Club	01892 661893
Crowborough Tennis and Squash Club	01892 652618
Crowborough Leisure Centre	01892 665488

Healthcare

Beacon Surgery	01892 652233
Saxonbury House Medical Group	01892 603131
Brook Health Centre	01892 652850
Crowborough War Memorial Hospital	01892 652284
Uckfield Hospital	

Education

Primary Schools	01892 655846
Ashdown Primary	01825 733231
High Hurstwood C of E	01892 661189
St Johns Church	01892 655291
St Mary's Catholic	01892 652405
Sir Henry Fermor C of E	01892 663018
Grove Park School	01825 841410
Annan School (independent)	01825 830234
Skippers Hill Manor (prep)	

Secondary Schools

Beacon Academy	01892 603000
Uckfield College	01825 764844
Mayfield School (independent)	01435 874600
Ardingly College (independent)	01444 893000
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge Grammar School for Girls	01732 770880
Tonbridge School (Independent)	01732 365555

Entertainment

Wheatsheaf	01892 663756
Crow and Gate	01892 603461
Pusanon	01892 669415
Jade's Palace	01892 655075
Pine Groves Pictures	01892 653823

Local Attractions / Landmarks

Local Attractions/landmarks	
Ashdown Forest	
Goldsmith Recreation Ground	
Bluebell Railway	
Lewes Castle	
Glyndebourne	

Ground Floor



Ground Floor

Entrance Hall	7'4 x 6'
Living Kitchen Dining Room	37'1 x 23'6
Utility Room	7'4 x 6'
Bedroom 2	12' x 11'7
Bedroom 3	11'8 x 9'7
Family Bathroom	13'4 x 8'8
Bedroom 4/Office	16' x 16'

First Floor Landing

Bedroom 1	13'10 x 13'
Walk-In Wardrobe	11'1 x 9 reducing to 6'8

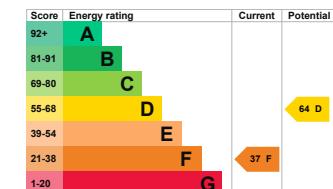
OUTSIDE

Driveway	9' x 8'3
Rear Garden	
Storage Room	

Mezzanine Floor



Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 16.07.2025



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