



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		Healthcare		Secondary Schools	
Rotherfield country walking	2.9 miles (less	Beacon Surgery	01892 652233	Beacon Academy	01892 603000
Crowborough country walking	3.0 miles (less	Saxonbury House Medical Group	01892 603131	Uckfield College	01825 764844
Tunbridge Wells	9.1 miles	Brook Health Centre	01892 652850	Mayfield School (independent)	01435 874600
Uckfield	8.7 miles	Crowborough War Memorial Hospital	01892 652284	Ardingly College (independent)	01444 893000
Eastbourne	24.9 miles	Uckfield Hospital		Hill View School for Girls	01732 352793
Dover Docks	73.6 miles			The Judd School (Voluntary aided)	01732 770880
Channel Tunnel	52.5 miles	Education		Tonbridge Grammar School for Girls	01732 770880
Gatwick Airport	23.6 miles	Primary Schools		Tonbridge School (Independent)	01732 365555
Charing Cross	53.9 miles	Ashdown Primary	01892 655846		
		High Hurstwood C of E	01825 733231	Entertainment	
		St Johns Church	01892 661189	Wheatsheaf	01892 663756
		St Mary's Catholic	01892 655291	Crow and Gate	01892 603461
By Train from Crowborough		Sir Henry Fermor C of E	01892 652405	Pusanon	01892 669415
London Bridge	1hr 7 mins	Grove Park School	01892 663018	Jade's Palace	01892 655075
Cannon Street	1hr 24 mins	Annan School (independent)	01825 841410	Pine Groves Pictures	01892 653823
Charing Cross	1hr 27 mins	Skippers Hill Manor (prep)	01825 830234		
Tunbridge Wells to London Bridge	44 mins			Local Attractions / Landmarks	
				Local Attractions/landmarks	
Leisure Clubs & Facilities				Ashdown Forest	
Crowborough Beacon Golf Club	01892 661511			Goldsmith Recreation Ground	
Crowborough Athletic Football Club	01892 661893			Bluebell Railway	
Crowborough Tennis and Squash Club	01892 652618			Lewes Castle	
Crowborough Leisure Centre	01892 665488			Glyndebourne	

Ground Floor



Ground Floor

Entrance Hall	
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	
En-Suite Bathroom	11'1 x 9 reducing to 6'8

OUTSIDE

Driveway	
Rear Garden	
Storage Room	9' x 8'3

Mezzanine Floor



Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	37 F	
1-20	G		

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