



OAKHURST DRIVE

CROWBOROUGH - OFFERS OVER: £900,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

1 Oakhurst Drive, Crowborough , TN6 2TA

Entrance Hall - WC - Study - Sitting Room - Sun Room
Dining Room - Kitchen/Breakfast Room - Utility Room
Integral Garage - Spacious First Floor Landing - Main
Bedroom With Dressing Room & En Suite Bathroom
Guest Bedroom With En Suite Shower Room - Two
Further Bedrooms - Family Bathroom - Off Road Parking
Large South Facing Rear Garden

This recently extended and refurbished four bedroom detached family home is set within a quiet private cul-de-sac with excellent access to Crowborough town centre and all local amenities. The current vendors have modernised and re-modelled this chalet style house resulting in an exceptional home offering flexibility and large, bright and adaptable accommodation. Further advantages includes a good size plot totalling in excess of 0.4 of an acre, a generous southerly facing rear garden, integral double garage and off road parking. A glance at the attached photos and floorplan will give a good indication as to the style and layout of this extremely appealing property.

Glass panelled composite front door opens into:

ENTRANCE PORCH:

Vinyl flooring, inset LED lighting, opaque window to front and glass panelled door into:

ENTRANCE HALL:

Stairs to first floor, under stairs cloaks cupboard, vinyl flooring and radiator with cover.

DOWNSTAIRS CLOAKROOM:

Low level dual flush wc, vanity wash hand basin with storage under, radiator, tiled flooring and obscured window to front.

STUDY:

Range of bespoke office furniture to include a workstation area and a selection of wall, base and drawer units, fitted carpet and large window to front.





DINING ROOM:

Vinyl flooring, radiator and sliding patio doors opening to the rear garden.

SITTING ROOM:

Feature fireplace with stone surround and flagstone hearth with inset wood burning stove, fitted carpet, two radiators, large window to front and two high level windows to side.

SUN ROOM:

Underfloor heating, additional radiator, inset LED lighting, vinyl flooring, large floor to ceiling windows to rear and sliding doors opening out to the rear patio.

KITCHEN/BREAKFAST ROOM:

Kitchen Area:

Extensive range of wall, base and drawer units with granite worktops/upstands over and incorporating a one and half bowl stainless steel inset sink with swan neck vegetable washer/tap. Appliances include an inset 4-ring ceramic hob with extractor fan over, twin eye level ovens, integrated dishwasher, two integrated fridges and two integrated freezers. Breakfast bar with granite worktop and pelmet lighting above, vinyl flooring and LED downlighters.

Breakfast Area:

Creating a great deal of light are floor to ceiling windows and doors leading directly out to the rear patio and garden beyond, LED downlighters and continuation of vinyl flooring.

UTILITY ROOM:

Wall and base units with worktops over, inset stainless steel sink with swan mixer tap and tiled splashback, space for washing machine and tumble dryer, pantry cupboard with sensor lighting and shelving and a column radiator.

INTEGRAL GARAGE:

Gas boiler, electric/gas smart meters, consumer unit, hot water tank, two windows to side and electric roller blind garage door to front.

FIRST FLOOR LANDING:

A generous area with large window to front, good size storage cupboard, eaves storage, radiator with wooden cover, smoke detector, fitted carpet and inset LED lighting.

MAIN BEDROOM:

Dressing Area:

Large wardrobe cupboard to one wall, loft access, fitted carpet, radiator, velux roof window and opening into:

Bedroom Area:

Double doors opening to a Juliet balcony enclosed by wrought iron balustrade, fitted carpet, inset LED lighting, radiator and door into:

EN SUITE BATHROOM:

Freestanding slipper bath with side taps and separate shower attachment, fully tiled cubicle with integrated showerhead and separate shower attachment, floating dual flush wc, large vanity wash hand basin with waterfall taps and storage under, heated towel rail, tiled marble surrounds, LED lighting and window to side.

GUEST BEDROOM:

Two double fitted wardrobes, radiator, fitted carpet, large sliding patio doors open to a rear balcony enclosed via iron balustrades, and door into:

EN SUITE SHOWER ROOM:

Large fully tiled large walk-in double cubicle with integrated shower, low level wc, vanity wash hand basin with storage under, chrome heated towel rail, mirrored wall, shaver point, LED lighting and extractor fan.

BEDROOM:

Two fitted wardrobe cupboards with hanging rails, eaves storage, fitted carpet and window to side.

BEDROOM:

Fitted carpet, LED downlighters and window to front.

FAMILY BATHROOM:

Panelled bath with side taps and separate shower attachment, tiled shower cubicle with integrated shower, dual flush low level wc, vanity wash hand basin with waterfall taps and storage under, chrome heated towel rail, vinyl flooring and obscured window to rear.

OUTSIDE FRONT:

Extensive tarmac driveway provides off road parking and access to garage with the remainder of the garden being principally laid to lawn enclosed by picket fencing and hedge borders. Timber gate to side pathway with access to log store, timber shed and the rear garden.

OUTSIDE REAR:

Benefiting from a southerly facing aspect the garden includes a good size slate patio with exterior lighting, ideal for outside entertaining and a large expanse of lawn. In addition is a further patio area and a large garden shed.



SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

COUNCIL TAX BAND:

E

TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough
01892 665666

ADDITIONAL INFORMATION:

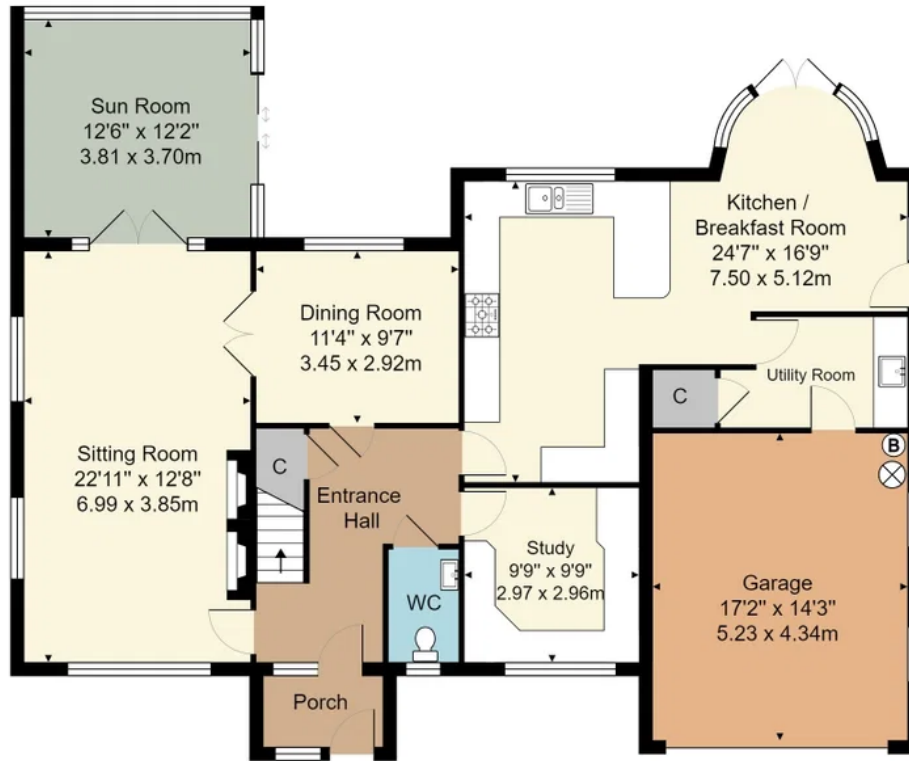
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England
- www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas

AGENTS NOTE:

The property is located in a private drive and the owners have not paid any fee for the upkeep in the last five years. We advise all interested purchasers to contact their legal advisor and seek confirmation of this arrangement prior to exchange of contracts.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67 D	79 C



Ground Floor



First Floor

Approx. Gross Internal Area 2758 ft² ... 256.2 m²
(Includes Garage)

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.

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.

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

Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

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