



STONE CROSS

CROWBOROUGH - £1,175,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

The Coppice, Stone Cross, Crowborough, TN6 3SJ

Open Porch - Entrance Hall - Downstairs Shower Room
Sitting Room - Dining Room - Family Room
Kitchen/Breakfast Room - Utility Room - Five Bedrooms
Two En Suites - Family Bathroom - Extensive Garden &
Patio - Double Cart Barn - Driveway With Off Road
Parking

This beautifully presented and extended detached 1920s family home, set on a plot of approximately 1.37 acres, is offered to the market with no onward chain. Located on the outskirts of Crowborough in a secluded and serene setting, the property boasts expansive, well-maintained gardens and a very large driveway with ample off road parking and a double cart barn. Upon entering the home, you are greeted by a bright and inviting hallway, with access to a downstairs shower room. The spacious sitting room is triple-aspect with views to the front over the garden and features a charming working fireplace, while the dining room offers ample space for dining furniture. A separate family room at the front of the house provides lovely views over the garden also. The traditional-style kitchen/breakfast room is fitted with a variety of high and low-level units, some integrated appliances, and offers access to an inner hallway and utility room. The first floor features five bedrooms, including two with en-suites and two with a shared balcony with views over the garden. A family bathroom serves the remaining bedrooms. The house is light and airy throughout, with multiple aspects in most rooms, and is finished to a high standard with oak internal doors and oak window sills. The current vendors have extended the property over the years, adding to its appeal. To the front of the property, a sandstone patio leads to the large garden, which is beautifully landscaped with mature trees and plants, creating a peaceful and picturesque outdoor space.

OPEN PORCH:

Timber pillars and a wooden door opens into:

ENTRANCE HALL:

Wall mounted alarm system, coats cupboard, further cupboard housing alarm controls and electric consumer unit, original stripped wooden flooring, radiator and smoke alarm.





DOWNSTAIRS SHOWER ROOM:

Fully tiled corner enclosure with Grohe shower, low level wc, traditional style sink set into a vanity unit with cupboards beneath, chrome heated towel rail, tiled flooring, part tiled walling, wall lighting and window to rear.

SITTING ROOM:

Featuring a working fireplace with brick cheeks, tiled hearth and oak mantle, wall lighting, original stripped wooden flooring, two radiators, two windows to side and window to front all with oak sills.

DINING ROOM:

Wood effect laminate flooring, radiator, wall lighting and windows to side and rear both with oak sills.

FAMILY ROOM:

Feature fireplace with brick cheeks, painted brick hearth and wooden mantle (please note that this fireplace is currently not operational but could be restored to working condition with some adjustments). Two built-in cupboards with areas of shelving, original stripped wooden flooring, radiator and windows to front and side both with oak sills.

KITCHEN/BREAKFAST ROOM:**Kitchen Area:**

A shaker style range of high and low level units with granite worksurfaces, under unit lighting and tiled splashbacks. In addition is a centre island with areas of shelving and wine store area. Set into a feature chimney breast with oak beam and attractive Mexican tiling is a Range cooker consisting of two fan assisted ovens, a grill, bread proving draw, 5-ring gas hob with warming place and extractor fan. Integrated items include a tall fridge, dishwasher and a Butler sink with traditional style mixer tap. Smoke alarm, tiled flooring and window to rear with oak sill.

Breakfast Area:

Plenty of room for large breakfast table and chairs, two radiators, window to side with oak window sill and door to Inner Hallway.

INNER HALLWAY:

Tiled flooring, window to side and a recently installed composite door opens to the patio and garden beyond. Further door into:

UTILITY ROOM:

Wall mounted Viessman boiler, spaces for a tall fridge/freezer, washing machine and a tumble dryer. Tiled flooring, radiator and window to side with oak sill.

FIRST FLOOR LANDING:

Fitted carpet, two radiators and doors to:

MAIN BEDROOM:

Exposed wooden floorboards, radiator, windows to front and side both with oak sills and door into:

EN SUITE SHOWER ROOM:

Large fully tiled cubicle with rainfall showerhead and additional handheld shower attachment, twin circular sinks with attractive tiled splashback set into a vanity unit with shelving beneath and two touch screen mirrors above, low level wc, bidet, chrome heated towel rail, attractive tiled flooring and window to side with oak sill.

BEDROOM:

Part glass fronted fitted wardrobes, fitted carpet, radiator, windows to side and rear both with oak sills and door into:

EN SUITE BATHROOM: Panelled bath with shower over, low level wc, sink with mixer tap set into a unit with storage beneath, wood effect flooring, heated towel rail, circular touch screen mirror, extractor fan and window to rear with oak sill.

BEDROOM: Part glass fronted fitted wardrobes, fitted carpet, radiator, hatch to part boarded loft with ladder and light and window to side with oak sill and French doors open out to a adjoining balcony with lovely views to the front.

BEDROOM: Fitted wardrobe, fitted carpet, radiator, hatch to part boarded loft hatch with pull-down ladder and light, window to rear with oak sill and French doors open out to a adjoining balcony with views to front.

BEDROOM: Currently used as a dressing room/office featuring a built-in mirrored wardrobes, fitted carpet, radiator, window to front with oak sill.

FAMILY BATHROOM: Corner panelled bath with mixer tap and tiled splashback, low level wc and sink set into a vanity unit with shelving, wood effect flooring, heated towel rail, radiator, extractor fan and window to front with oak sill.

OUTSIDE: A five bar gate provides access to a driveway with off road parking for numerous vehicles and a double cart barn with concrete flooring and electric strip lighting. The established and mature garden is beautifully well tended and is principally laid to lawn with an extensive array of planting to include rhododendrons, azaleas, acers, magnolia trees and white and yellow iris's surround a pond. In addition are a couple of outbuildings and a beautiful sandstone patio adjacent to the front of the property ideal for outside seating and entertaining.

SITUATION: Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area boasts excellent state and private schools for both junior and secondary levels, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events.



To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

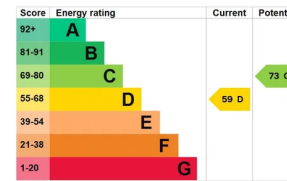
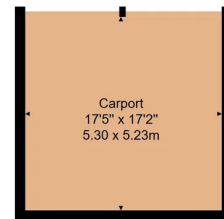
TENURE: Freehold

COUNCIL TAX BAND: F

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
Heating - Gas
Private Drainage - Cesspool
Rights and Easements - Right of access over first three metres of driveway





Approx. Gross Internal Area 2258 ft² ... 209.7 m² (excluding carport)

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

WOOD & PILCHER
Sales, Lettings, Land & New Homes



