



OSBORNE ROAD
CROWBOROUGH - £845,000



Ivy Lodge, Osborne Road, Crowborough, TN6 2HN

Porch - Entrance Hall - Sitting/Dining Room - Snug
Kitchen/Breakfast Room - Utility Room - Cloakroom
Four Bedrooms - En Suite Shower Room - Family
Bathroom - Off Road Parking - Garage - Rear Garden
Garden Room

Set back from the road is this attractive detached family home, built in the early 1900's. An oak external porch at the side of the house provides space for coats and shoes. The entrance hall is laid to Amtico mosaic style flooring and has fitted storage. The Amtico flooring continues into the sitting/dining room with tall ceilings and has a bay window with fitted shutters. The kitchen/breakfast room with an open, solid oak arch leads into a cosy snug. The kitchen is well presented, with a range of cabinets and solid oak work surfaces. A central island with granite worksurface adds further food prep and storage space. A separate drinks station has a wine fridge, extra worksurfaces and space for a large coffee machine. Included with the kitchen is a rangemaster oven, dishwasher, space for a large American fridge/freezer and a dining space leading to the rear garden via bi-fold doors. Completing the ground floor is the utility room and cloakroom. A painted staircase with neat carpet runner takes you to the first floor. A spacious double bedroom with elevated views and ample furniture space, the main bedroom enjoys a bay window feature with stylish fitted shutters. It has a well-presented en suite with a large walk-in shower. Bedrooms two and three are both immaculately decorated and are generous sized double bedrooms.

Bedroom four is currently used as a guest bedroom and dressing room with fitted wardrobes. The bedroom itself has room for a small double bed and incorporates a window seat with pleasant views to the garden. Completing the first floor is the delightful family bathroom, offering generous amounts of space. It has a free-standing roll-top bath, whilst there is also a separate walk-in shower. The garden has been meticulously landscaped with an array of mature flower beds and established plants, shrubs and a beautiful Magnolia tree. There is a large Indian sandstone patio with entertaining/dining space enjoying a backdrop of the mature lawn.





A neat block paved path runs up the side of the garden and takes you to the raised composite decked area with plenty of space for seating and entertaining. A substantial garden room is fully fitted, it has laminate flooring, heating, air conditioning and has been decorated stylishly. Externally the garden room is finished with cedarwood cladding and has fitted downlights. Gated access is available to both sides of the property, taking you to the driveway with EV charging point and a single garage with power and electric roller door.

EXTERNAL OAK PORCH:

Vaulted ceiling with light, Amtico mosaic flooring, wide windows and solid oak door into entrance hall.

ENTRANCE HALL:

Fitted under stairs storage, Amtico mosaic flooring, cast iron radiator and panelled walls.

SITTING/DINING ROOM:

A light-filled room offering distinct sitting and dining areas with wood effect Amtico flooring, three cast iron radiators, wide windows and a separate bay window, all with fitted shutters.

SNUG:

Amtico flooring, cast iron radiator, tall window with fitted shutters and oak arch to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM:

A well presented kitchen with high and low cabinets, solid oak worktops, subway style tiling and a Butler sink with window overlooking the garden. Appliances include a range master oven with five ring gas hob and extractor, fitted dishwasher, fitted wine fridge and space for an American fridge freezer. In addition is an island with granite worktop and fitted storage, space for a table and chairs, solid tiled flooring with under floor heating, cast iron radiator and bi fold doors to garden.

UTILITY ROOM:

Fitted larder cupboard, space for washing machine and tumble dryer, solid tile floor, cast iron radiator and side door to garden.

CLOAKROOM:

WC, wash basin and traditional style heated towel rail. Solid tile floor, part tiled walls, extractor fan, frosted window and access to garden.

Staircase with carpet runner and panelled walls to first floor landing.

LANDING:

Loft access, panelled walls, cast iron radiator, Amtico flooring and side window with fitted shutter.

MAIN BEDROOM:

A large bright double room with extensive views and space for bedroom furniture, cast iron radiator, Amtico flooring, bay window with fitted shutters and door into:

EN SUITE SHOWER ROOM:

Wide walk-in shower with rainhead and handheld attachments, WC, wash basin with storage and chrome heated towel rail. Tiled flooring and part tiled walls, extractor fan and a frosted window.

BEDROOM:

A double, light an airy bedroom with extensive views. Space for bedroom furniture, cast iron radiator, Amtico flooring and two windows with shutters.

BEDROOM:

A double bedroom with space for bedroom furniture. Amtico flooring, panelled wall, cast iron radiator and a tall window to garden with fitted shutters.

BEDROOM:

A double bedroom featuring a separate dressing area with fitted wardrobes and fitted storage with window seat. Amtico flooring, part panelled walls, cast iron radiator and a tall window with fitted shutters.

BATHROOM:

Roll top bath, large walk-in shower with rain head and handheld attachments, Thomas Crapper style toilet and a wash basin. Twin chrome heated towel rails, tiled flooring and part tiled walls, extractor fan and a half frosted window with fitted shutters.

OUTSIDE FRONT:

Tarmac driveway with parking for multiple vehicles, EV charging point and access to a garage with power and electric roller door. Gated access either side of the property to the rear garden.

OUTSIDE REAR:

Mature flower beds surround a large sandstone patio and a low retaining wall borders a well kept area of lawn with a block paved path to the side. In addition are further mature flower beds with established plants, trees and shrubbery within raised sleepers and a further sandstone seating area. Large garden room with wood effect laminate flooring, heating/air conditioning, wide double sliding doors with tall windows, extra side window and external lighting and use of a garden shed. large composite decking area with a beautiful Magnolia tree and views of distant fields and St Denys Church.

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 an excellent range of schooling, 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.

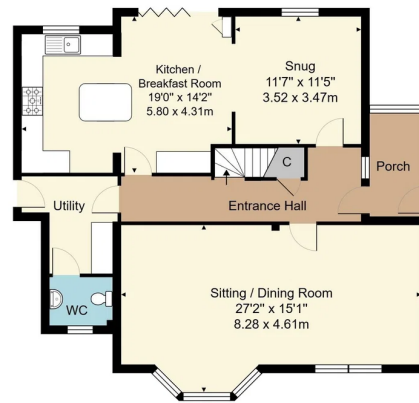
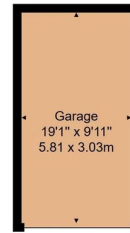
TENURE:
Freehold

COUNCIL TAX BAND:
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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 Central





Ground Floor



First Floor

Approx. Gross Internal Area:

- House 2019 sq. ft / 187.6 sq. m
- Outbuilding 297 sq. ft / 27.6 sq. m
- Garage 190 sq. ft / 17.6 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.

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