



Price

£1,050,000
Freehold

borough, East Sussex, TN6

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Crowborough 1.3 miles

Eridge 3.6 miles

Ashurst 5.9 miles



A beautifully designed and built detached house with generous landscaped gardens, extensive parking and two-bay cart lodge. Outstanding location a short walk from The Beacon golf course, near to Crowborough



A beautifully designed and built modern home of great charm and character and a much loved home

Generous landscaped rear garden

Extensive parking and two bay cart lodge

Six bedrooms with four bathrooms

Stylish kitchen/diner open to charming garden room

Large Living room with Inglenook fireplace





A beautifully presented six-bedroom detached family home with a large, landscaped garden, timber framed double car port and ample parking located in an enviable position close to the Ashdown Forest and a short walk from the famous Beacon Golf Course in the sought after town of Crowborough.

This stunning modern family home was built from new in 2011, is set well back from the road, includes just over 2679 square feet of internal living space and is set over three floors.

The charming oak framed porch leads to a large central hallway; to your right is a well-proportioned sitting room with an inglenook fireplace and wood burning stove. To your left you find a modern cloakroom, downstairs toilet, and a spacious dual aspect dining room.

The gorgeous open plan kitchen/dining/living room has doors leading directly out to the patio and garden beyond. This wonderful triple aspect room is light and spacious and features bespoke wall and floor cabinets, wall mounted ovens and integrated appliances. There is ample

worktop space finished in beautiful granite. A large utility room has a worktop and sink and a further boot room with a door leads outside.

On the first floor you find four double bedrooms, two of which have ensuite shower rooms, and a family bathroom. On the second floor you find two further double bedrooms, one of which also has an ensuite shower room.

The house is approached via a private drive opening onto an extensive gravel parking area with a double timber framed car port with tiled roof.

Outside, the property features a beautiful mature landscaped garden and a large terrace area with flag stone paving. There are a variety of mature trees, shrubs and borders and is mainly laid to lawn. There is also a large garden shed with seating area, in addition to a garden rotating pod for those lazy Summer evenings.

Please refer to the footnote regarding the services and appliances.

What the owner says...

"This wonderful property is in an enviable semi-rural position in the popular town of Crowborough. The property is situated on the south side of Crowborough and a short walk from the famous Beacon Golf Course and the popular Ashdown Forest. The town centre of Crowborough provides a good range of facilities including shops, restaurants and major supermarkets, a leisure centre including a swimming pool, gymnasium, and recreational park. The town also boasts excellent junior and senior schooling including St Johns Primary School and a main line rail service with trains to London in about one hour. The larger spa town of Royal Tunbridge Wells is about 9 miles distance, whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive. Access to Gatwick London Airport is about 40 minutes' drive."

Middlesham House, Hurtis Hill, Crowborough, TN6

Approximate Area = 2679 sq ft / 248.8 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Total = 2688 sq ft / 249.6 sq m

For identification only - Not to scale



Denotes restricted head height



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Fine & Country. REF: 1007266

For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Tunbridge Wells on 01892 570267

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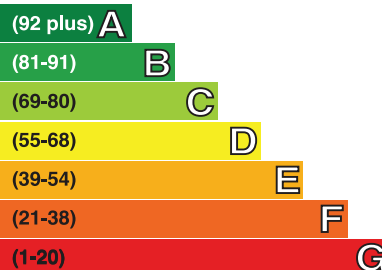
London office

121 Park Lane, Mayfair, London, W1K 7AG



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
78	83