GHYLL ROAD

CROWBOROUGH - £825,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

Forest View, Ghyll Road, Crowborough, TN6 1ST

Gabled Entrance - Entrance Hall - Utility Room
Study/Bedroom Five - Sitting Room - Kitchen/Dining Room - Main Bedroom Suite With En Suite Bathroom/Wet Room - Three Further Bedrooms
Additional En Suite Shower Room - Family Bathroom
Low Maintenance Front & Rear Gardens - Double Garage & Parking

An immaculately presented and spacious detached family home offering bright, versatile living accommodation arranged over three floors. The ground floor comprises a generous entrance hall providing access to three well-proportioned bedrooms. One of the bedrooms benefits from an en suite shower room, while a stylish family bathroom serves the remaining two. A separate utility room completes the ground floor layout. On the first floor, the accommodation includes a large sitting room featuring a front-facing balcony that enjoys far-reaching views. The open-plan kitchen/dining room has direct access to the rear garden, making it ideal for entertaining. This level also includes a study or fifth bedroom, as well as a cloakroom. Stairs lead to the top floor, where you'll find the impressive main bedroom suite. This luxurious space boasts a walk-in wardrobe, a Velux balcony window, and an en suite bathroom/wetroom. Externally, the property is approached via a driveway leading to a double garage and ample off-street parking. Steps rise to a landscaped front garden area, while the rear garden is private, low-maintenance, and thoughtfully designed with synthetic grass and a wooden pergola – perfect for outdoor seating and entertaining.

GABLED ENTRANCE:
Front door with opaque double glazed inserts opening into:

ENTRANCE HALL:
Staircase to first floor landing, understairs storage, spotlighting, understairs oak panelling, heating control thermostat, underfloor heating.

BEDROOM:
Upvc double glazed window to front with far reaching roof tops views, granite window sill, wall light points, high level tv point, telephone point, spotlighting, heating control thermostat, underfloor heating, CAT 6 cabling.

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BEDROOM:
Upvc double glazed double doors opening to the side pathway and garden, wall light, high level tv point, telephone point, spotlighting, heating control thermostat, underfloor heating, CAT 6 cabling. Door to:

EN SUITE WET ROOM:
Being fully marbled with wall mounted shower unit with a large rainfall showerhead, wash hand basin, concealed low level wc suite, fully tiled walls and floor, recessed touch sensitive mirror with spotlight over, shaver point, upvc double glazed window to side, spotlighting, heating control thermostat, underfloor heating.

FAMILY BATHROOM/WET ROOM:
Fully marbled with free standing double ended bath with recess display shelves, his and hers vanity wash hand basins with granite surface, touch sensitive mirror above, concealed low level wc suite, wet room area with wall mounted chrome taps and wide soaker rose, heated ladder style towel rail, fully tiled walls and floor, spotlighting, heating control thermostat, underfloor heating.

UTILITY ROOM:
Range of matching wall and base units with integrated washing machine and tumble dryer, airing cupboard housing pressurised hot water cylinder and storage space adjacent, stainless steel sink unit, spotlighting, underfloor heating.

From hallway stairs to FIRST FLOOR LANDING:

CLOAKROOM:
Concealed low level wc suite, vanity wash hand basin with cupboard under, heated chrome ladder style towel rail, opaque upvc double glazed window to side, part tiled walls, tiled flooring, spotlighting, heating control thermostat, underfloor heating.

STUDY/FIFTH BEDROOM:
Upvc double glazed doors with adjacent floor to ceiling side panels opening onto the Juliette balcony with far reaching views, high level tv point, telephone point, radiator, spotlighting, heating control thermostat, CAT 6 cabling.

SITTING ROOM:
Upvc double glazed doors with adjacent floor to ceiling side panels opening onto the Juliette balcony with far reaching views, further upvc double glazed window to front, marble fireplace with matching hearth and surround, high level tv point, telephone point, radiators, wall light points, spotlighting, twin oak internal doors, heating control thermostat, CAT 6 cabling.

KITCHEN/DINING ROOM:
Well fitted and equipped with a range of Shaker style wall and base units, one and a half bowl Franke stainless steel sink unit, cupboards with integrated Siemens dishwasher beneath, granite work surfaces, deep pan drawers, integrated Bosch stainless steel steamer and ovens, 5-ring range master cooker, recess Fisher and Paykel American style fridge/freezer, retractable larder style unit, glazed display cupboards, granite breakfast bar, 2 tall radiators, granite uprights, tiled surrounds, under unit spotlighting, full width bi-folding double glazed doors to rear garden, spotlighting, heating control thermostat, CAT 6 cabling.

From the first floor landing staircase to

SECOND FLOOR LANDING:
Stained glass leaded light double glazed windows to side, wall light points, double oak doors into:

MAIN BEDROOM:
Impressive double aspect with Velux balcony window to front with far reaching views, upvc double glazed window to rear, extensive eaves storage cupboards, wall light points, spotlighting, radiators, CAT 6 cabling . Doors to:

WALK-IN WARDROBE:
Integrated shelving, heated ladder style towel rail, spotlight.

EN SUITE BATH/SHOWER/WET ROOM:
Fully marbled with freestanding double ended bath with overhead rain shower attachment, wet room area with wall mounted shower unit with wide soaker rose, wash hand basin, concealed low flush wc suite, heated chrome ladder style towel rail, Velux window to front, spotlighting.

OUTSIDE:
The property is approached via a driveway providing ample parking leading to the DOUBLE GARAGE with twin up and over doors, power and light connected. Steps rise to an area of front garden laid to low maintenance synthetic grass and enclosed by oak balustrading. To the rear there is a low maintenance secluded garden laid to synthetic grass accompanied by a large timber pergola.

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:
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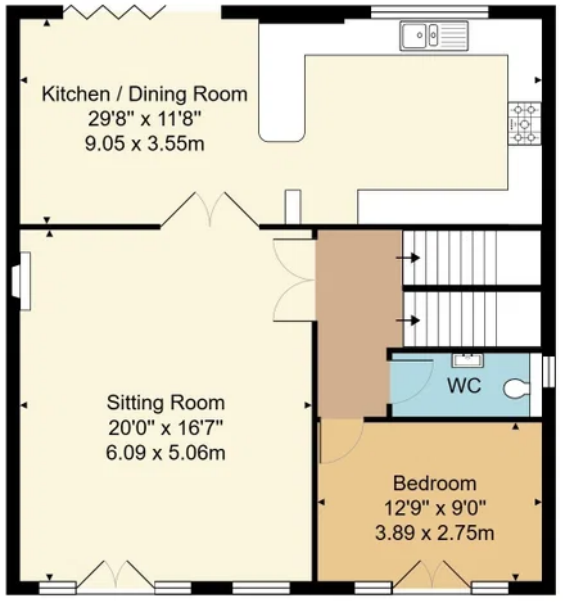
VIEWING:
By appointment with Wood & Pilcher Crowborough
01892 665666

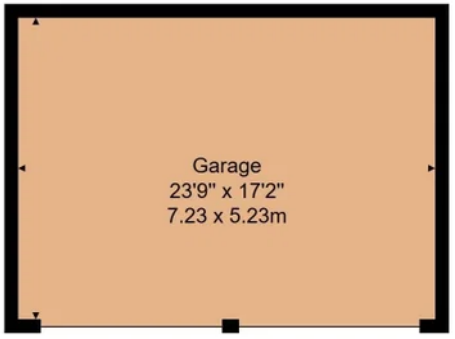
ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas

Ground Floor



First Floor

Second Floor



House Approx. Gross Internal Area
2453 sq. ft / 227.9 sq. m

Approx. Gross Internal Area
(Incl. Garage)
2860 sq. ft / 265.7 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.

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.

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