



GLENBROOK
CROWBOROUGH, EAST SUSSEX,
TN6 2SR

Hamptons

THE HOME EXPERTS



Please note, the furniture in this image has been virtually staged.

THE PARTICULARS

Freehold

Spacious detached home re-designed, re-modelled and extended by Affinity Homes Ltd to create an exceptional contemporary property with impressive versatile accommodation and excellent landscaped gardens backing onto private woodland.

- **Impressive Entrance Hall with Double front Doors**
- **Superb 38ft Kitchen / Breakfast / Family Room with Bi-Folding Doors to Garden**
- **Tom Howley Hand-Painted Fitted Kitchen**
- **Separate Drawing Room and Sitting Room**
- **Vaulted Principal Bedroom Suite with Dressing Room and Private Bathroom**
- **Vaulted Guest Bedroom with En-Suite Shower Room and 3 Further Bedrooms**
- **Double Garage and Driveway with Electric Gate**
- **Landscaped Gardens with Large Terrace Adjoining Private Woodland**
- **No Onward Chain**

with underfloor heating on the ground floor, in the principal en-suite and in the family bathroom. Additional modern amenities include Cat 6 data cabling throughout, a Sonos sound system, and energy-efficient LED downlights.

Grand double front doors open to a large and inviting entrance hall, which provides access to all of the main living areas including, the impressive 38ft kitchen/dining/family room at the rear of the house. The stunning Tom Howley kitchen is beautifully fitted with granite worktops and upstands, a large island with seating, and is fully equipped with a range of high-end appliances including an induction range cooker, full height fridge and freezer with ice maker, Quooker hot tap, waste disposal unit, wine cooler. Skylight windows illuminate the spacious family areas, with tall bi-folding doors opening to a large patio and beautifully landscaped southeast facing gardens and all together, make this a very special space for both everyday living and entertaining. The ground floor also includes a separate dining room, sitting room, utility room and a cloakroom.

Description

Meticulously designed and constructed to the highest standards, seamlessly blending modern features with a spacious flexible accommodation, this superb property is equipped with in-roof solar panels and a solar hot water tank

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**[SUPERB CONTEMPORARY HOME WITH VERSATILE LAYOUT
AND BRIGHT, LIGHT AND SPACIOUS ACCOMMODATION.]**



Upstairs, a staircase with a chandelier leads to the first floor, where there are five generously sized bedrooms and a stylish, well-appointed family bathroom. The impressive principal suite features a vaulted ceiling with large windows offering lovely outlooks over the garden, as well as a walk-in dressing room and a luxurious private bathroom with a freestanding bath, separate rain shower, and double sinks. Additionally, the vaulted guest suite also benefits from its own en suite shower room.

Outside

The property is accessed via a private electric gate, which opens up to a spacious parking area and an integral

double garage with an insulated Horman electric door. At the rear, a large paved patio enclosed by a stylish glass balcony, offers the perfect setting for al fresco dining and entertaining. Steps lead down to the expansive garden, which is predominantly laid to lawn and backs onto woodland with a stream, with direct access from the lower part of the garden.

Additionally, there is a pre-installed base at the bottom of the garden, complete with first-fix plumbing and ducting, ready for the construction of a summer house or annex accommodation, subject to obtaining the necessary consents.



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Situation

Occupying a convenient location near the centre of Crowborough, the property is within easy reach of a variety of everyday amenities including a number of supermarkets, High Street shops, post office, leisure centre and other essential services. A broader range of shopping and dining experiences are available in the nearby spa town of Tunbridge Wells which offers an excellent choice of upmarket retailers and the area is very well served with educational facilities for boys and girls of all ages. Rail connections are available from Crowborough, Eridge, and Tunbridge Wells, providing direct services to London Bridge. Road links via the A26 and A21 to the east of

Tunbridge Wells offer access to the M25 and wider motorway network.

Directions

From the centre of Crowborough proceed east towards Tunbridge Wells and this property will be found on the right hand side after about 0.7 miles and should be clearly identified by our for sale board.

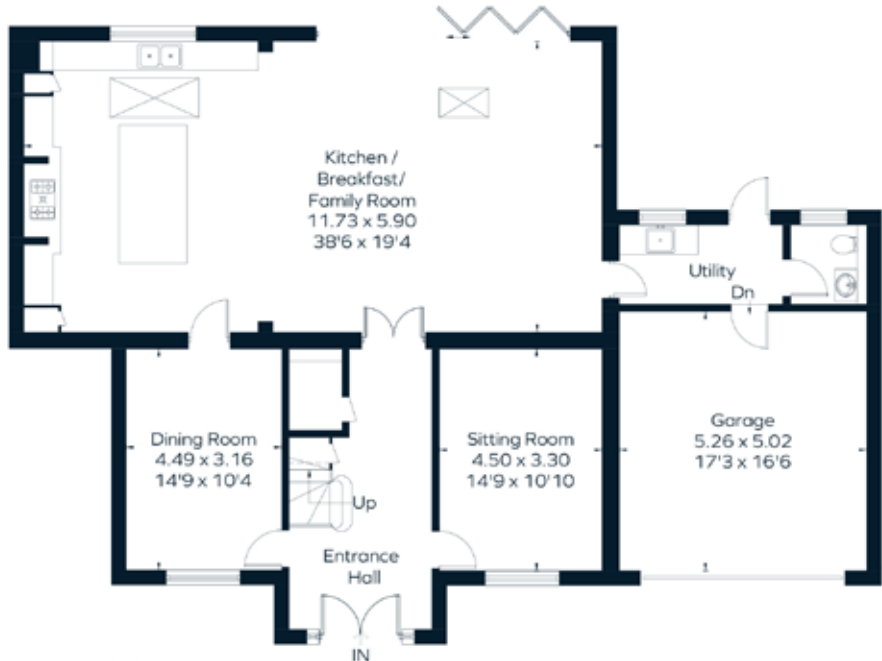
Additional Information

Services: Mains gas, electricity, water and drainage.
Local Authority: Wealden District Council - Band F

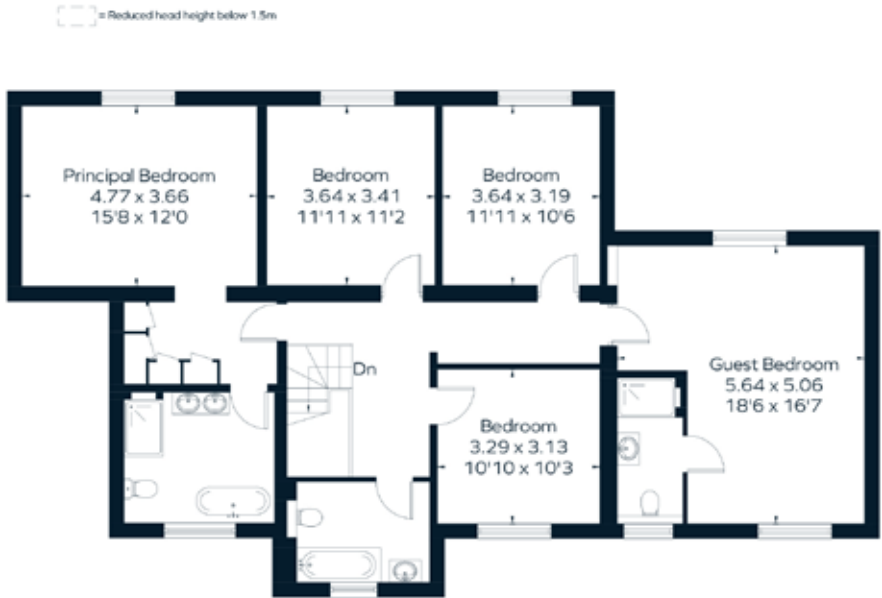


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Approximate Floor Area = 281.0 sq m / 3025 sq ft (Including Garage)



Ground Floor



First Floor

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

