



**Sold STC**

**Manor Place, Eridge Road, Crowborough, East Sussex, TN6 2SS**

**£1,200,000 Freehold**

- A 'STUNNING' detached 4/5 bedroom 'Chapelwood' executive home
- Total square feet : 2577 Total square metres : 239
- EXCLUSIVE PRIVATE GATED DEVELOPMENT
- UNDER FLOOR HEATING THROUGHOUT DOWNSTAIRS
- Galleried staircase overlooking the grand hallway
- Bifold doors opening onto large wooden deck overlooking the garden
- INDUCTION HOB, MULTI-FUNCTION OVEN, COMBI OVEN/MICROWAVE AND DOWN DRAFT EXTRACTOR
- Two ensuite bathrooms with an additional family bathroom
- Large open plan contemporary design kitchen/breakfast/dining area
- NO ONWARD CHAIN



**\*SIMPLY STUNNING\* \*LUXURY LIVING\*** An exciting and rare opportunity to purchase this luxurious four/five double bedroom, three bathroom 'Scandinavian style' detached family home, situated in an exclusive gated development and set within a magnificent woodland backdrop only a short drive from both Tunbridge Wells and Crowborough. This beautiful property is draped in a very elegant cedar cladding emulating a 'Nordic' finish and boasts an array of outstanding features such as Bifold doors to the ground floor and a very large open plan, beautifully designed, contemporary kitchen/family room with a central island, accommodating numerous superior fittings and fixtures. There is under floor heating throughout the downstairs area. The generous accommodation is spread over two floors and comprises additionally of three large reception rooms, a utility and cloakroom on the ground floor. On the first floor there are four good sized double bedrooms, two with ensuite shower rooms and a large family bathroom. This magnificent property sits comfortably within in its own grounds, in excess of quarter of an acre with well manicured gardens to all sides. A single garage with power connected. Off road parking for a number of cars. NO FORWARD CHAIN.

## Viewing Information

To view this property please call Jenny Ireland at Mother Goose Estate Agents in Tunbridge Wells.



## Location

Situated just off the main A26 and on the main bus routes to Tunbridge Wells and Brighton. The local bus is within a couple of minutes walk from the property providing a regular service both to Crowborough and Tunbridge Wells, to include schools. Goldsmiths Leisure Centre, offering gym, a children's park and skate park and an indoor swimming pool, is close-by. Crowborough town centre has a range of shops that include Morrisons and Waitrose with a variety of restaurant's to choose from. Crowborough Rugby Club at Steel Cross is within 5 minutes walk from the property. Eridge and Crowborough railway stations, popular with commuters, are approximately one mile away and equidistant from the house. Both stations offer parking and some free parking nearby. The Boars Head golf club and driving range are within 10 minutes walk of this delightful property.

## General Description

This magnificent detached property exudes opulence and style throughout. This is quite evident as you enter the grand full height, glass vaulted hallway which flows effortlessly into all reception rooms opening up generously as you enter the large contemporary kitchen/family area. It is abundant with natural light which streams through the fully glazed wall to wall bifold doors bringing the outside garden area into this already large welcoming space. The beautifully designed kitchen boasts an array of superior quality fixtures and fittings to include integrated 'Smeg' appliances. The accommodation continues to flow upstairs boasting a galleried landing overlooking the grand hall below. The three luxurious bathrooms compliment the superior accommodation upstairs and the master bedroom boasts a large decked balcony overlooking the grounds below. A superb property which would suit a growing family.



## Ground Floor

### Partially covered porch

Partly covered with a step up onto a large decked area with attractive balustrade to the front overlooking the front garden.

### Hallway

Entrance into a large hallway with tiled flooring and a galleried landing above with high vaulted windows for plenty of light.

### Cloak Room

Window to front. Tiled flooring. Contemporary wash basin with WC to match. Wall mounted chrome ladder radiator.

### Utility Room

Window to rear. Tiled flooring. Secure door to rear garden. Speckled effect work top housing a stainless steel sink with drainer. An attractive range of eye level units. Plumbing for washing machine. Space for dryer. Space for freezer. Wall mounted gas combi boiler.

### Bedroom five/games room

Window to side. Suspended coned central lighting units. Radiator.

### Living Room

Fully glazed wall to wall bifold doors opening out onto a large decked area overlooking the side gardens. Additional window to front. Radiator.

### Study

Window to rear. Radiator.



## Kitchen/Family Room

Fully glazed wall to wall bifold doors opening out onto a large decked area overlooking the side gardens. Additional window to side. Tiled flooring throughout. A bespoke arrangement of contemporary eye level and base units. Large well equipped central island with granite work top housing a four ring electric 'induction' hob with a built in down draft extractor. Space for at least 4 high stools. Integrated 'Smeg' multi function oven and combi oven/microwave oven. Integrated fridge freezer and dishwasher. Large sink unit with boiler tap. A built-in wine cooler. FAMILY ROOM: Open plan from the kitchen area. Large seating and dining area overlooking the gardens to the side. Radiator.

## First Floor

### Galleried landing

Beautifully light and spacious galleried landing with views to the front of the property and below to the attractive hallway. Door to storage cupboard with shelving.. Doors leading off to four of the five bedrooms and family bathroom.

### Master bedroom with en suite

Large and light master bedroom. With full length bifold doors leading out to the balcony. The attractive balcony is covered and has a timber balustrade, overlooking the rear garden with further views to mature woodland. The bedroom has a range of fitted wardrobes with hanging space and shelving. Radiator. Door to ensuite.



## En suite to master bedroom

This bright and light bathroom is fully tiled. Villeroy & Boch double vanity washbasin with mixer taps and built in storage drawers below. Large walk in fully tiled double shower cubicle with fully glazed doors. Gravity shower with a choice of two chrome shower heads. Bath with mixer tap and fitted hand shower. Velux window with views of woodland. Fitted heated towel rail. Low level WC. Attractive floor tiles.

## Double bedroom with en suite

Large double bedroom with window overlooking the side garden and woodland. Fitted cupboards with shelving. TV point. Radiator. Door to ensuite.

## En suite to double bedroom

Fully tiled. Vanity unit with basin and mixer tap. Low level WC. Walk in shower with glass door. Gravity shower with choice of two chrome shower heads. Heated towel rail.

## Double bedroom

Large double room with fitted wardrobe and shelving. Radiator. Window overlooking side garden.

## Double bedroom

A good sized double bedroom with fitted wardrobe, hanging rail and shelving. Radiator. Window overlooking side garden.

## Family bathroom

Light and spacious bathroom with floor to ceiling tiles and light stone floor tiles. Heated towel rail. Basin with mixer tap fitted into a single vanity unit. Mirror over with fitted lights. Velux window with views over woodland.



## Front garden

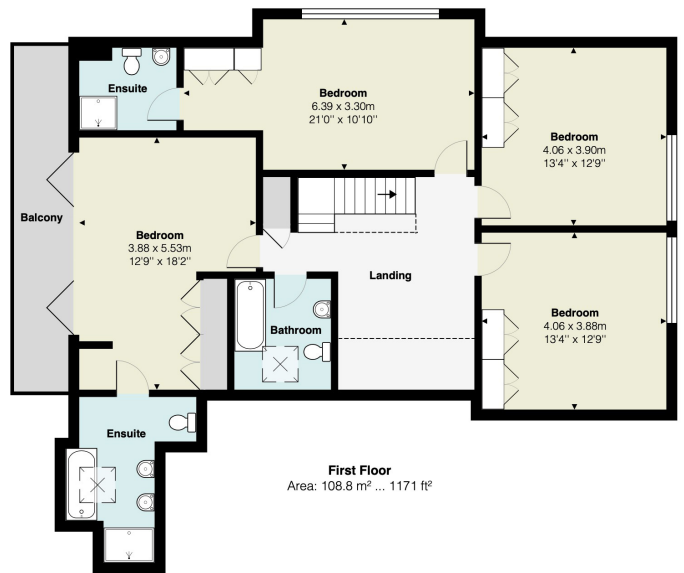
Brick block driveway with parking for 5/6 cars plus the garage. A single garage of timber construction and clad with attractive cedar timbers. Up and over door. Light and power. Step leading up to decked, covered patio with attractive wooden timber balustrade. Large composite front door with two full length glass windows to each side.

## Rear and side gardens

South facing rear and side gardens. Step down from reception rooms onto a decked sun terrace that extends across the whole width of the property. Space for dining table and chairs to enjoy 'alfresco' dining. Space for sun loungers for sunbathing and a firepit. Views across the rear garden to mature woodland. Manicured lawns to the side and rear with paved patio, currently used for table tennis. Side gate to a large area of lawn that is ideal for a children's play area, space for full sized football goals. Large shed with built in windows, ideal for storage.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 to 100)                                 | A |                         | 92        |
| (81 to 91)                                  | B | 87                      |           |
| (69 to 80)                                  | C |                         |           |
| (55 to 68)                                  | D |                         |           |
| (39 to 54)                                  | E |                         |           |
| (21 to 38)                                  | F |                         |           |
| (1 to 20)                                   | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Wales & N.Ireland                  |   | EU Directive 2002/91/EC |           |





**4 Manor Place, Eridge Road, Crowborough TN6 2SS**

Total Area: 239.4 m<sup>2</sup> ... 2577 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only