



Light and spacious family home on 'The Warren'

Warren Road, Crowborough, TN6

Freehold



Immaculate and well-presented family house • 6 bedrooms
• spacious and welcoming reception hall • wonderful top
floor bedroom/living room suite • sheltered rear garden
• garage and driveway parking • 2,750 ft² • EPC rating: D

Local information

Warren Oak is conveniently located on The Warren, just off Beacon Road on the western edge of Crowborough, within easy reach of the town centre with its excellent amenities, including Waitrose, Morrisons and Tesco, as well as many independent stores. Tunbridge Wells is about 8 miles to the north east with a more comprehensive range of shopping, services and facilities.

Crowborough's proximity to Ashdown Forest is a particular draw. One of the largest free public access spaces in the South East, Ashdown Forest is a great place for walking and enjoying spectacular views over the Sussex countryside.

For families, Crowborough is well-served by a wide variety of respected schools, and commuters will appreciate a choice of mainline rail options: Crowborough (at Jarvis Brook 2.4 miles) for London Bridge, or Tunbridge Wells (8 miles) for London Bridge, Charing Cross and Cannon Street.

About Warren Oak

An individually designed contemporary home, Warren Oak is a most attractive and surprisingly spacious property in a very convenient and accessible position in the favoured 'Warren' area of Crowborough.

Set back from Warren Road, the brick and tile-hung façade is in keeping with the local architecture and is approached

over a gravelled driveway with ample parking for several vehicles.

Stepping into the welcoming reception hall the feeling of light and space is immediately evident. Large enough to be used day-to-day as family living space, this impressive hub opens on to the well-fitted kitchen/dining room to one side and the drawing room to the other, with a study and cloakroom to the rear.

This well-balanced house offers five good-sized bedrooms on the first floor with three smart and well-fitted bath/shower rooms (one of which is ensuite).

The second floor is configured as a wonderful suite around a central living room, over 20 feet in length, off which opens a double bedroom, a dressing room and a delightful bathroom.

A secluded rear garden, with a pergola and terrace that is accessed from both the dining/garden room and the drawing room, complements this appealing property.

Warren Oak is offered in very good order and its space, design, garden and location combine to make it a highly desirable proposition.

Local authority: Wealden District Council

Energy Performance: The full EPC is available upon request.

Viewing: Strictly by appointment with Savills.





Warren Oak, Warren Road, Crowborough, TN6 1QN

Gross internal area (approx) 255.5 m²/2,750 ft²

Garage 20.0 m²/215 ft²

Total 275.5 m²/2,965 ft²



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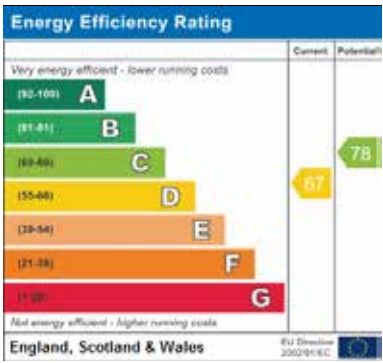
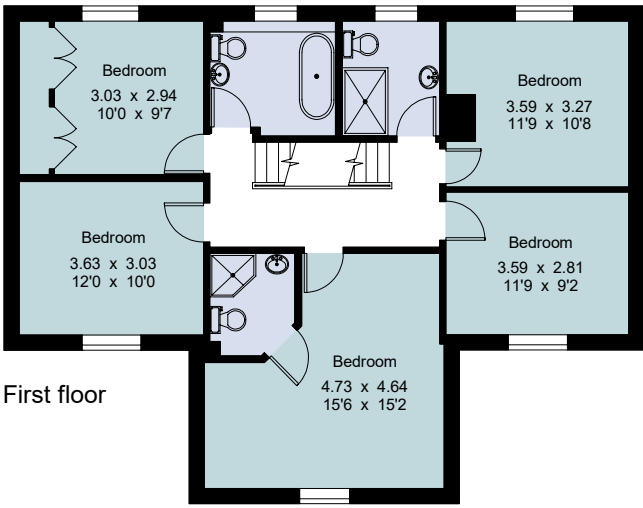
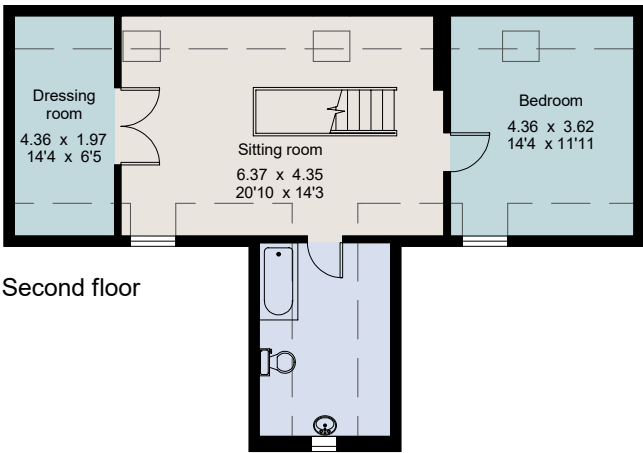
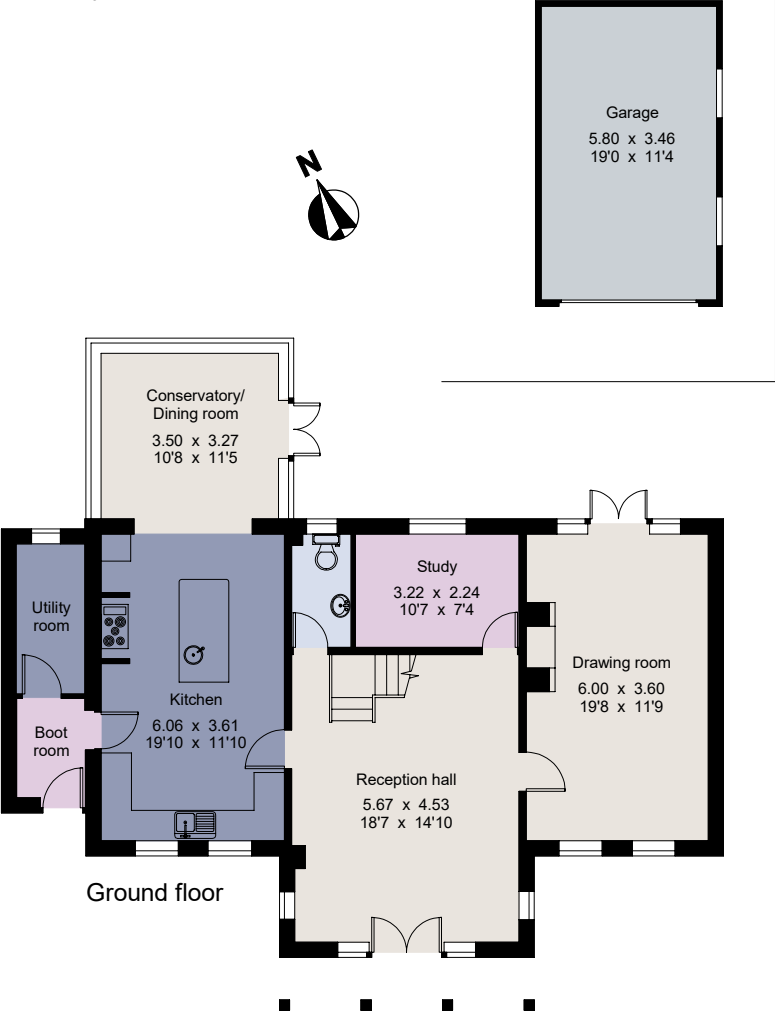
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