



A wonderful opportunity to update this modern detached bungalow

Southview Road, Crowborough, East Sussex, TN6

Guide Price £925,000 Freehold

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- No onward chain • A substantial, detached bungalow offering considerable potential, in need of updating and refurbishment • Four bedrooms and two bathrooms • Kitchen, utility and cloakroom • Large open plan reception room, garden room and study area • Driveway parking and garaging • Well placed for the amenities, schools and travel links in Crowborough and within convenient reach of nearby Tunbridge Wells

Local Information

Win-Gara is ideally located on the edge of Crowborough town centre. Crowborough enjoys a good selection of supermarkets, including Waitrose, Morrisons and Lidl, a number of cafés, restaurants, Boots chemist, hairdressers and barbers, pubs and variety of independent shops; there is a choice of primary schools in Crowborough and The Beacon Academy at secondary level. The town benefits from both a Leisure Centre and is also private golf at The Beacon Golf Course which is within very close proximity.

The surrounding countryside includes the 6500 acres of the historic Ashdown Forest known the world over as the home of 'Winnie the Pooh' and one of the largest free public spaces in the South East. This ancient area of open heathland is the highest sandy ridge-top in the High Weald Area of Outstanding Natural Beauty.

Stations at Jarvis Brook / Crowborough (Southern Rail) about 2.1 miles. Alternatively, Eridge Station, one stop up the line is reached within about 3.9 miles.

Tunbridge Wells, just 7 or so miles away provides further comprehensive shopping, recreational and entertainment facilities with a wide variety of restaurants, cafés, bars, cinema (at Knights Park) and two theatres and a further mainline station.

Additional Schools: Preparatory schools include Holmewood House in Langton Green, Skippers Hill in Five Ashes, Cumnor House in Danehill and co-ed senior options in Sevenoaks, Eastbourne, Upper Dicker (Bedes) and Brighton, as well as Tonbridge for boys and Mayfield School for girls.

About this property

Found tucked away off Southview Road, just beyond Crowborough Beacon Golf Club, Win-Gara is a modern, detached bungalow dating back to the 1960's sat on a generous plot with impressive and delightful gardens providing a wonderful opportunity to update and configure as required.

The property provides flexible accommodation and can be configured to suit individual needs, noting historically Win-Gara was arranged as a three bedroom home and integral one bedroom annexe, with a separate entrance. Currently the property is arranged to provide three double bedrooms and a fourth single bedroom with a bathroom and a further shower room together with the reception space.



There is a modest kitchen, with utility space and ground floor cloakroom together with a useful, spacious study area, that is ideal for working from home. An impressive and sizeable reception room can be easily zoned into a dining area and sitting room, with feature fireplace. An adjoining garden room overlooks and opens onto a paved terrace and the expansive gardens beyond, ideal for outdoor entertaining and child's play.

Outside - The lovingly maintained and beautifully kept, well-screened gardens are a particular feature of the property, with a large expanse of level lawn, many specimen trees, plants and shrubs, including acers, azaleas, rhododendrons, camellias and roses, there is a "secret garden" area and to the rear of the property there is also a large vegetable patch and utility area hidden away from the formal gardens.

Win-Gara enjoys driveway parking for numerous vehicles in addition to the double and single garaging available.

Virtual Tour available on request.

Services: Mains Water, Drainage, Electricity and Gas.

Local Authority - Wealden District Council - Band F.

Tenure - Freehold

Local Authority
Wealden District Council

Council Tax - Band = F

Viewing - Strictly by appointment with Savills.
01892 507000



Southview Road, Crowborough, East Sussex, TN6

Gross Internal Area 1671 sq ft, 155.2 m²

Garage 54.0 sq m/581 sq ft

Total 209.3 sq m/2252 sq ft



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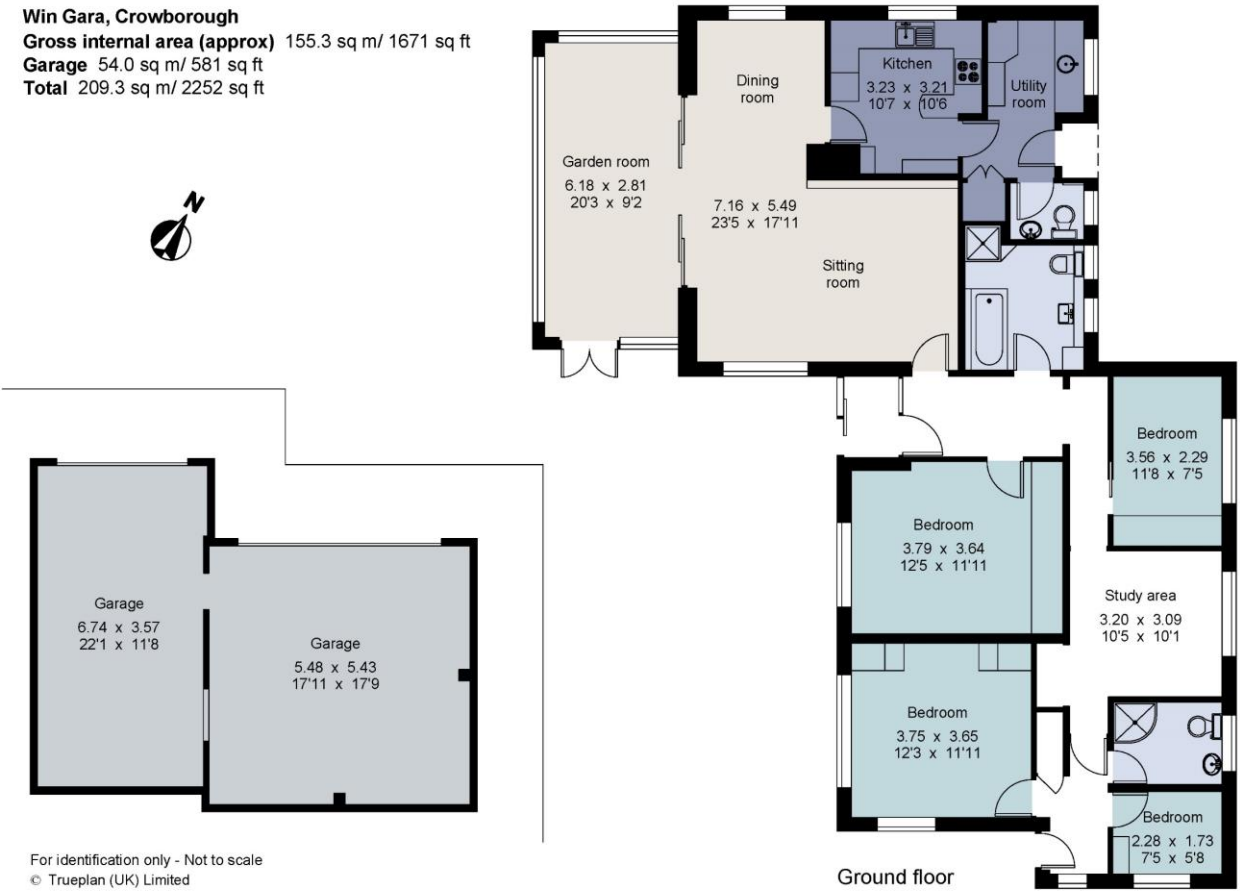
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Win Gara, Crowborough

Gross internal area (approx) 155.3 sq m/ 1671 sq ft

Garage 54.0 sq m/ 581 sq ft

Total 209.3 sq m/ 2252 sq ft



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