



Braeside, Crowborough, East Sussex









# Braeside, Aviemore Road, Crowborough, East Sussex

Part of an impressive Edwardian country house, offering well-proportioned and characterful accommodation as well as beautiful landscaped gardens and stunning views towards Ashdown Forest, yet less than a mile from excellent local amenities.

Crowborough High Street 0.7 miles. Ashdown Forest 2 miles. Crowborough station 2.1 miles (London Bridge from 69 minutes). Eridge station 3.5 miles (London Bridge from 63 minutes). Tunbridge Wells station 7.6 miles (London Bridge from 44 minutes). Gatwick airport 21.5 miles. Brighton 25.6 miles. London 47 miles. (All times and distances approximate)



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**Tenure:** Freehold

**Local authority:** Wealden District Council, Tel. 01892 653311

**Council tax band:** F

**Services:** Mains water and electricity. Gas-fired heating. Mains drainage.







## The Property

Braeside comprises part of a wonderful Edwardian country house, built by the renowned Connors brothers and situated in the highly desirable Warren area. The property offers well-proportioned accommodation with the benefit of Arts and Crafts features, high ceilings, exposed beams, feature fireplaces in the majority of the rooms and large windows with fabulous views over the garden and surrounding countryside towards Ashdown Forest. The front door opens into a reception hall with double doors through to the characterful formal dining room with an impressive fireplace with oak surround, panelling, cupboards and inset electric wood burner as well as large windows overlooking the garden. A door leads through to the beautiful sitting room with feature fireplace as well as a magnificent bay window with window seat enjoying the far-reaching countryside views. There is also a charming double aspect study area off the sitting room. To the rear of the house, there is an inner hall with w.c., large storage cupboard and a door leading through to the kitchen and separate breakfast room. The kitchen has a range of fitted Shaker style wall and base units with integrated appliances and a door leading to the rear terrace. From the breakfast room there is an area with wall units, a chest freezer and a secondary door to the front. There is also a useful cellar, accessed externally. On the first floor, there are three bedrooms and a family bathroom. The impressive principal bedroom has an en suite w.c. as well as a spacious double aspect dressing/sitting room with stunning, uninterrupted views over the gardens towards Ashdown Forest.

## Gardens and Grounds

The house is approached over a driveway leading to the front providing ample parking. There is an attractive loggia giving access to the front door. To the side and rear there are wonderful mature landscaped gardens which are a particular feature of the property. The gardens include two paved terraces, ideal for al fresco dining, as well as lawned areas, well-stocked flower beds, shrubs and a box hedged formal garden. The property has a second, gated entrance driveway leading to a detached garage. A pathway to the side provides pedestrian access to the rear of the house. There is also a timber shed and in all the property extends to about 0.43 of an acre (to be verified).





The property offers beautifully presented family accommodation with stunning views towards Ashdown Forest.



## Situation

The property is located in the sought-after 'Warren' area, on the south side of Crowborough and close to the Crowborough Beacon Golf Club. The town centre is just over half a mile away with its choice of supermarkets, High Street shops, post office, leisure centre and other everyday amenities. A more comprehensive range of shopping, commercial and leisure facilities is available in nearby Tunbridge Wells. Train services are available from Crowborough, Eridge or Tunbridge Wells with direct services to London Bridge. The A26/A21 to the east of Tunbridge Wells provide connections to the M25 and national motorway network providing access to London Gatwick, Heathrow and Stansted airports, the Channel Tunnel and ferry ports.

There are many well-regarded schools in the area, including primaries in Crowborough and Beacon at secondary level. Preparatory schools can be found in Danehill (Cumnor House), Ashurstwood (Brambletye), Langton Green (Holmewood House) and Tunbridge Wells (The Mead) as well as independent secondaries in Mayfield, Eastbourne, Brighton, Ardingly, Hurstpierpoint, Sevenoaks and Tonbridge.

Sporting facilities in the vicinity include tennis, badminton, squash, cricket, rugby, football and bowls clubs in Crowborough; golf courses at Crowborough, Tunbridge Wells, Piltdown, Wadhurst and the East Sussex National Course at Little Horsted near Uckfield; riding and walking on the nearby Ashdown Forest; dry ski slope at Bowles Outdoor Centre (Eridge) and rock climbing close by; sailing and water sports at Bewl Water and on the south coast.

## Directions (TN6 1QU)

From Tunbridge Wells, proceed on the A26 towards Crowborough for 7 miles. At the Crowborough Cross traffic lights, continue straight ahead for 0.4 of a mile and then turn right onto Beacon Road West. After 0.2 of a mile, at the junction with Aviemore Road, the entrance driveway to the front of the property will be found directly opposite.







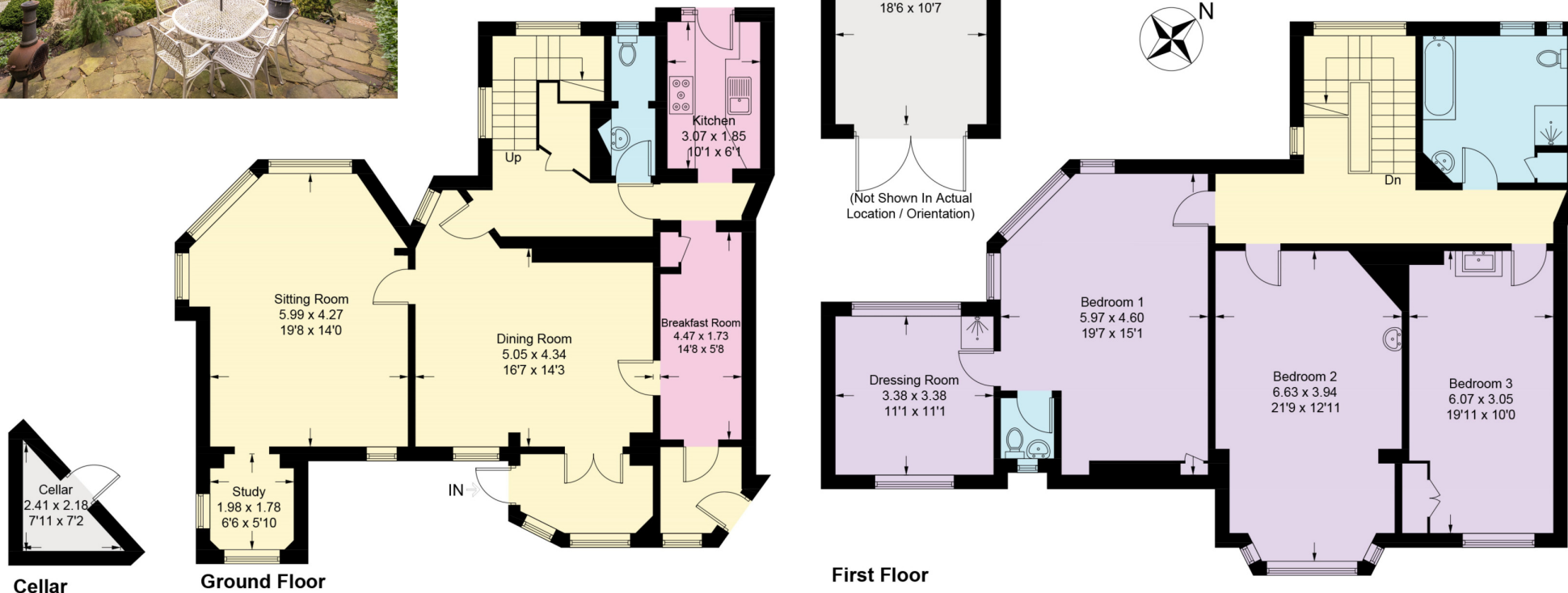
### Approximate Gross Internal Floor Area

House: 207 sq m / 2226 sq ft

Cellar: 2.7 sq m / 29 sq ft

Garage: 18.8 sq m / 202 sq ft

TOTAL: 228.5 sq m / 2457 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.  
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