

A photograph of a modern two-story house with a dark grey roof, white walls, and a dark blue garage door and front door. The house is surrounded by a paved driveway and a lawn with fallen leaves. A wooden fence is visible on the right side.

Glenbrook, Eridge Road, Crowborough, East Sussex

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## A superbly presented detached family home, which has undergone considerable refurbishment by boutique developers Affinity Homes Ltd.

### Situation

Glenbrook is located close to the centre of the charming parish of Crowborough, with its choice of supermarkets, High Street shops, post office, leisure centre, and other everyday amenities. Further amenities are available in the spa town of Tunbridge Wells, offering a range of upmarket shopping facilities with many major national stores in Royal Victoria Place and numerous boutiques, jewellers, and art galleries in the historic High Street and famous Pantiles.

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 provides 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, Beechwood and Rose Hill), as well as independent secondaries in Mayfield, Eastbourne, Brighton, Ardingly, Hurstpierpoint, Sevenoaks and Tonbridge.

### Distances

Crowborough Town Centre 0.5 of a mile. Crowborough mainline station 1.9 miles (London Bridge from 69 minutes). Tunbridge Wells 6.6 miles (London Bridge from 44 minutes). Uckfield 8.9 miles. Gatwick Airport 24.3 miles. London 53.6 miles.

(All times and distances are approximate)





## The Property

Glenbrook has been comprehensively designed and built by local developers Affinity Homes Ltd to an exceptionally high standard, blending an array of wonderful modern touches whilst providing generous and flexible accommodation.

The property benefits from in roof solar panels and solar hot water tank. Underfloor heating on the ground floor, master en-suite and family bathroom. Cat 6 data cabling throughout, Sonos sound system and LED downlighters.

Double front doors open to a large and welcoming entrance hall providing access to all the principal living areas.

To the rear of the property is an impressive Tom Howley kitchen complimented with granite worktops, upstands and splashback. A large island with seating and storage completes the look. A complete range of fitted wall and base units, induction range cooker and fully integrated appliances including full height fridge, freezer with ice maker, Quooker hot tap, waste disposal unit, wine cooler and twins stainless steel sinks.

Sky light windows offer light over the large dining area and family space with bi-fold doors leading out onto a large patio and beautiful south-west facing gardens. This is a wonderful area for day-to-day life and entertaining.

A separate dining room, utility room, cloakroom, sitting room, storage cupboards and a double garage complete the ground floor.

A staircase leads up to the first floor with five generous-sized bedrooms and a well-appointed stylish family bathroom.

The sizeable principal suite complete with a vaulted ceiling enjoys an attractive outlook, a walk-in dressing room and a luxurious en suite with free standing bath, separate rain shower and double sink and towel shelf. The vaulted guest suite also enjoys an en suite with a shower.



## Outside

The house is approached via a private electric gated entrance, leading to a parking area and an integral double garage with an insulated electric door by Horman. To the rear of the property, there is a large paved patio enclosed by a glass balcony, which provides the perfect backdrop for al fresco dining and entertaining. Steps lead down to the garden, which is mainly laid to lawn and backs on to a forest and stream, which is accessible from the lower garden.

Also of note, there is a base located at the bottom of the garden with first fix plumbing and ducting, ready for a summer house/annexe accommodation. (Subject to the necessary consents).

## Directions (TN6 2SR)

From Tunbridge Wells, head south towards Crowborough for 5.8 miles, just after the Boars Head Inn, take the second exit at the roundabout on Eridge Road (A26), and continue to follow the road. After 0.5 miles, the property can be found after a short distance on the left-hand side.

## Property Information

Local Authority Wealden District Council: Tel 01323 443322

Council Tax F

EPC B

Tenure Freehold

Services Mains water and electricity (with solar panel). Gas-fired central heating. Mains drainage.

Viewings Strictly by prior appointment with Knight Frank, LLP



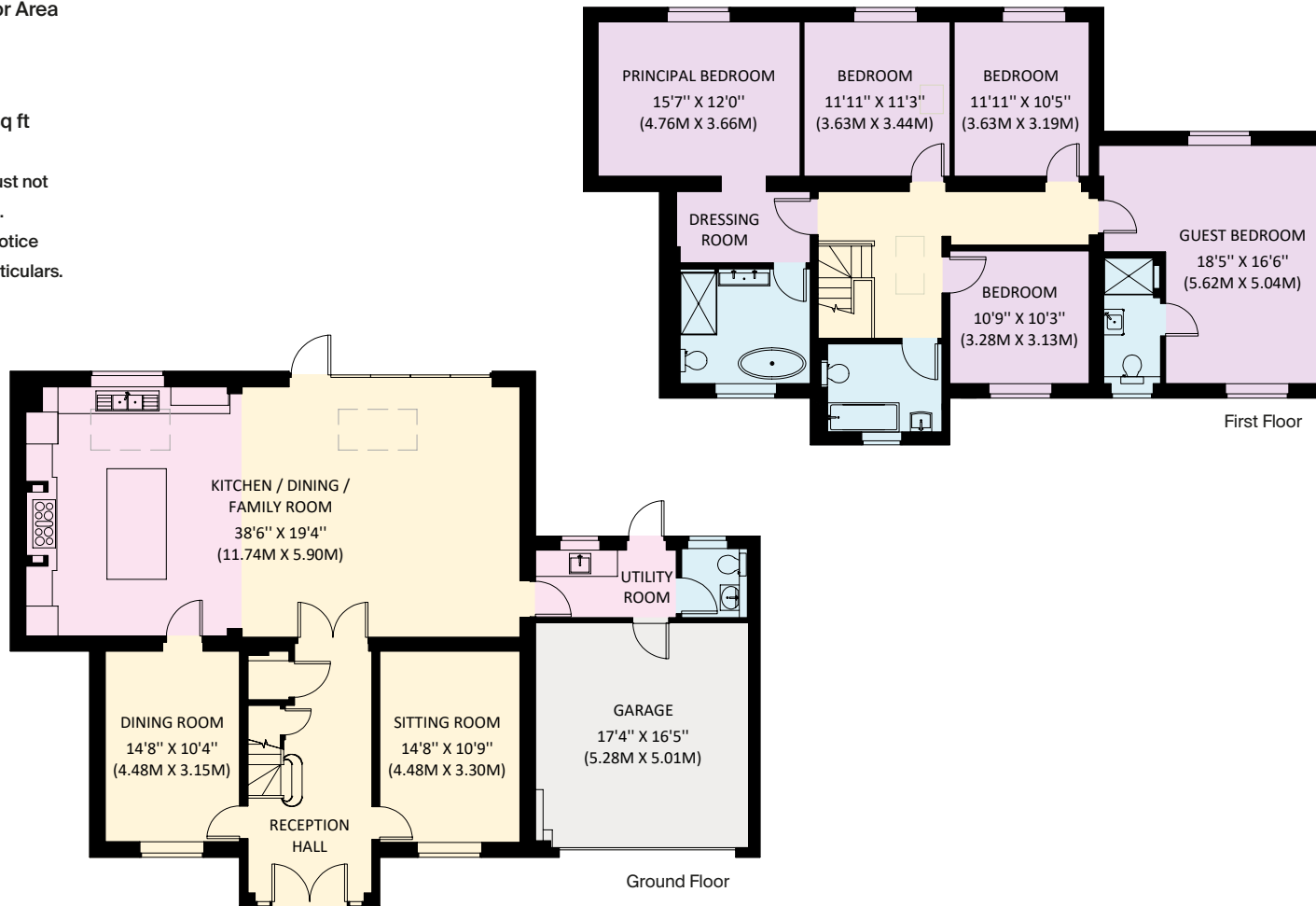
### Approximate Gross Internal Floor Area

House = 254.7 sq m / 2,741 sq ft

Garage = 26.5 sq m / 285 sq ft

Total Area = 281.2 sq m / 3,026 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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