



The Grange, High Broom Lane, Crowborough, East Sussex TN6 3SP

Guide Price £1,350,000 Freehold

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A stunning Sussex Barn-style home, constructed in 2007, nestling centrally in a corner plot of over 1 acre in one of Crowborough's premier locations enjoying direct views of Ashdown Forest with its 6,500 acres of woodland and heathland in the height of the High Weald, an Area of Outstanding Natural Beauty. The accommodation offers just over 3,600 sq. ft. for the house, together with a separate detached building with double garage, as well as an open double garage, with a one bedroom apartment above, together with a gardener's WC beneath comprising a further area of 1,335 sq. ft. - this is ideal for a work from home opportunity, granny annexe or carer's annexe. There is direct access from the landscaped gardens, via a gate, onto the woods, the Ashdown Forest and Crowborough Beacon golf course which offers 312 acres of superb parkland being one of the highest points in Sussex enjoying far reaching views to the sea 22 miles away. There is a current Planning Application for an addition of an Orangery-type extension to the house and the erection of a substantial contemporary garden building for use as an office/gym or yoga/fitness studio enjoying an elevated position with the hardstanding already in place. There is underfloor heating downstairs, an oil fired boiler (replaced in 2019), an environmentally friendly domestic waste water treatment plant ensuring low running maintenance costs. In addition to the stairs, this house also benefits from a unique and innovative domestic lift, making the first floor accessible for tired legs, ideal for heavier items or luggage transfer between floors. Altogether, a most versatile home capable of meeting everyone's needs.

- Imposing Sussex Barn-Style Detached Residence
- Plot Size of Over 1 Acre
- Premier Location
- Direct Access Gate to Crowborough Beacon Golf Course
- Kitchen / Breakfast Room
- 5 Reception Rooms
- 6 Bedrooms & 5 Bathrooms
- Large Driveway & Garaging
- Beautiful Landscaped Gardens
- Viewing Recommended





LOCATION:

Crowborough, in the Wealden District of East Sussex, is situated in the Weald at the edge of Ashdown Forest in the High Weald Area of Outstanding Natural Beauty. It sits 7 miles south-west of Tunbridge Wells and 35 miles south of London. Whilst Brighton is approximately 21 miles to the south-west and Lewes 15 miles.

Located on the eastern edge of Ashdown Forest, an ancient area of open heathland protected for its ecological importance and the setting for A A Milne's stories about Winnie the Pooh. The highest point is 242 metres above sea level, the A26 which runs through the centre of the town connects to Mereworth via Tunbridge Wells and Tonbridge and Newhaven to the south.

Crowborough railway station is located in Jarvis Brook on the Oxted line providing a direct link with London Bridge (approximately 1 hour), East Croydon, Edenbridge and Uckfield.

For schooling, Crowborough has a secondary school, The Beacon Academy, 7 primary schools, together with 2 independent prep schools.

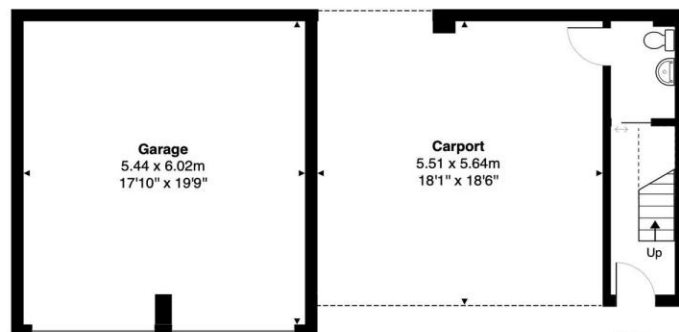
ADDITIONAL INFORMATION:

Council Tax Band: G



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-65) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	74	83

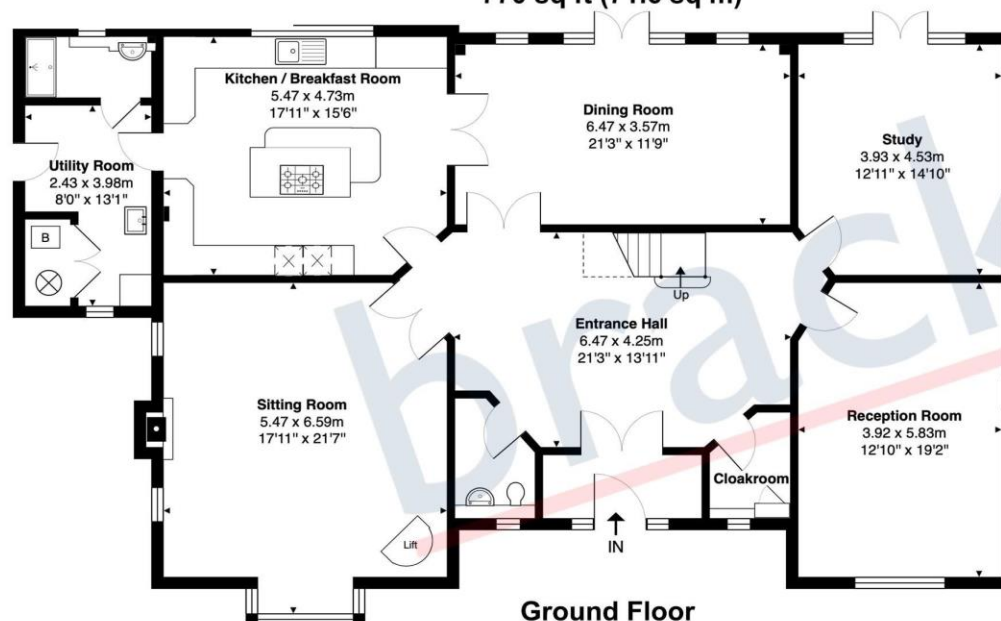


Garage / Carport
Approx Internal Area
770 sq ft (71.6 sq m)

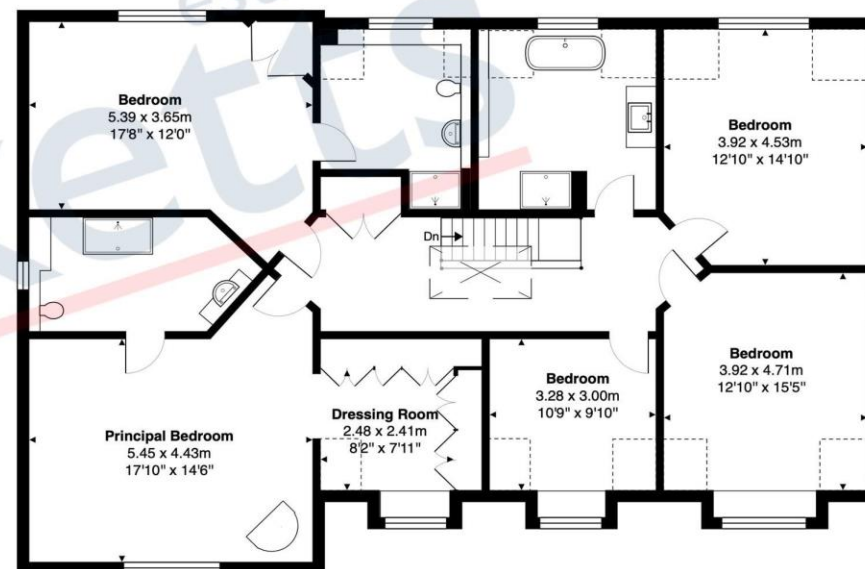


Annexe
Approx Internal Area
565 sq ft (52.5 sq m)

Gross Internal Floor
Area Approx
4985 sq ft (463.1 sq m)
(Including Garage / Annexe)



Ground Floor
Approx Internal Area
1937 sq ft (179.9 sq m)



First Floor
Approx Internal Area
1714 sq ft (159.2 sq m)