



# Bird View

Stone Cross Road, Crowborough, East Sussex, TN6 3SH

Batcheller  
Monkhouse

Our Corner of England



# Bird View

An individual detached property in an attractive semi-rural setting with mature gardens and grounds of 1.2 acres.

## Ground Floor

- Reception Hall
- Shower Room
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Study

## First Floor

- Spacious Landing
- Main Bedroom with En Suite Bathroom and South Facing Balcony
- 3 further Double Bedrooms
- Family Bathroom

## Outside

- Ample Parking
- Detached Double Garage with Games Room/Potential Home Office above
- Gardens and Grounds in all 1.2 Acres



## DESCRIPTION

Bird View has been in the same ownership since being built for the current owners to their design by Scandia Hus of timber construction with triple glazing and electric heating.

The main features of the property include:

- Spacious **entrance hall** with **shower room** to one side and stairs turning and rising to the first floor.
- **Sitting room** is dual aspect with double doors opening to the garden, open fire with stone surround.
- **Dining room** with double doors to the entrance hall and window to side.
- **Kitchen/breakfast room** with a range of wooden fronted cupboards to floor and wall, stone working surfaces, Siemens Hob, Neff double oven, integrated dishwasher and a door to the garden.
- Dual aspect **study**.
- Good size **first floor landing** with seating area and skylight.
- **Main bedroom** with part vaulted tongue and groove ceiling, built-in wardrobes and sauna. **En suite bathroom** with free standing bath and doors opening to a covered balcony overlooking the rear garden to the south.
- There are **3 further bedrooms** and a **family bathroom** with bath and separate shower cubicle.

## OUTSIDE

The driveway sweeps rounds to a turning and parking area in front of the **double garage** which has up and over doors. There is a **garden store** to the rear of the garage with a door to the side with stairs rising to the first floor **games room/home office**. The gardens and grounds are a real feature of the property with a paved rear terrace, level areas of lawn, trellis walkway, mature shrubs and trees screening the property including Camellia, Rhododendron and spring planting.





## AMENITIES

**Local:** Bird View is situated in a semi-rural setting 1.6 miles from Crowborough town centre with a wide range of amenities for everyday needs including several supermarkets, shops, cafes, restaurants, pubs, doctor and dentist surgeries.

**Towns:** For more comprehensive amenities and shops Tunbridge Wells (8.5 miles) and Uckfield (7.8 miles).

**Transport:** Crowborough station (0.5 of a mile) and Tunbridge Wells station (8.5 miles) with services to London.

**Schools:** Four primary schools in Crowborough; Jarvis Brook Primary School, St Mary's Primary School, Sir Henry Fermor and Ashdown Primary School. Beacon Academy secondary school. A good choice of private schools in the area.

**Leisure:** Crowborough Leisure Centre (2.1 miles). Crowborough Tennis and Squash Club (1.3 miles). Crowborough Beacon Golf Club (1.9 miles). Ashdown Forest (3.7 miles) for walking and horse riding.

## DIRECTIONS

From Crowborough Cross head south on the A26 for 1.4 miles turning left into Sheep Plain. Continue for a further mile and at the mini roundabout turn right into Alice Bright Lane. After 0.5 of a mile at the multiple cross roads turn left into Stone Cross Road where the driveway to Bird View will be found after a short distance on the right hand side.

### Additional Information

**Local Authority:** Wealden District Council. 01323 443322 [www.wealden.gov.uk](http://www.wealden.gov.uk)

**Services (not checked or tested):** Mains water and electricity. No mains gas or drainage. Klargester. Electric heating.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold.

**EPC:** EPC rating D

**Council Tax Band:** B



## OFFERS INVITED

### Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle  
01424 775577  
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4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

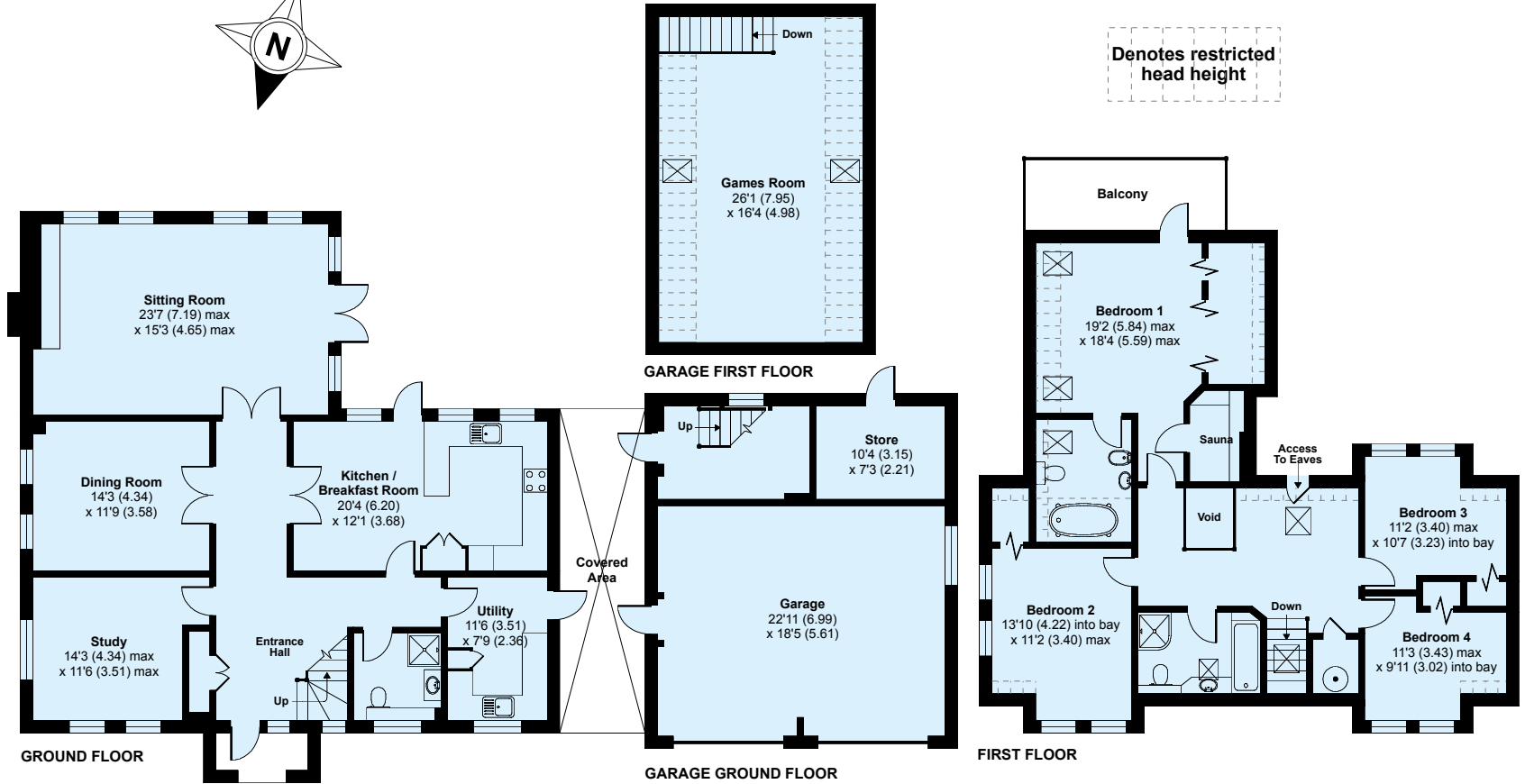
5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



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