



Cranford Beacon Road

Crowborough, TN6 1UD

Offers In Excess Of £1,100,000



Hidden Elegance in the Heart of Crowborough

An exceptional five-bedroom detached residence with timeless charm and effortless style

Tucked away in one of Crowborough's most sought-after residential enclaves, just moments from the rolling fairways of Crowborough Beacon Golf Course and the spellbinding beauty of Ashdown Forest, this exceptional five-bedroom detached home offers refined country living with modern comfort — a true sanctuary for the discerning buyer.

Built in 2012 and cherished by just one owner since, the home now invites its next custodian to begin a new chapter within its thoughtfully designed spaces and serene natural surroundings.

A Warm Welcome

Step through the front door into a spacious and inviting hallway, bathed in natural light and immediately offering a glimpse of the beautifully landscaped garden and its woodland backdrop — a view that sets the tone for what lies beyond. Designed with everyday living in mind, the home features plentiful storage throughout, a convenient ground-floor cloakroom.

Designed for Living

There is a generous living room — adorned with picture windows and further French doors — is a haven of comfort. Settle into an armchair, unwind, and watch nature unfold just outside.

The formal dining room, with its elegant French doors to the garden, invites gatherings and celebration, while the generous living room — adorned with picture windows and further French doors — is a haven of comfort. Settle into an armchair, unwind, and watch nature unfold just outside.

The heart of the home is the stunning kitchen/breakfast room — expansive, stylish, and perfectly suited for family life and entertaining. With ample worktops, garden views, and a seamless flow to the adjacent utility area, this space balances form and function effortlessly.

An additional reception room, currently used as a study, offers flexibility — ideal as a home office, snug or reading room.

A Home Within a Home

Tucked away on the ground floor is a beautifully appointed shower room and a staircase leading to a further room the current owner fondly refers to as "the annexe." Ideal for multi-generational living, this private space could easily become a guest suite, artist's studio, or independent quarters, with its own access via the double integral garage.

Restful Retreats

Upstairs, the principal suite is nothing short of luxurious — boasting a separate dressing room and a stunning en suite bathroom with freestanding bath and walk-in shower. Three further double bedrooms, one with its own en suite, offer ample space for family and guests. One room is currently styled as a dressing room, another as a home office — testament to the versatility of this elegant home.

Outdoor Living

A sweeping private driveway, bordered by mature hedging and planting, leads to the property — discreetly positioned behind another home for added privacy and peace. The rear garden is a true delight: lovingly maintained, beautifully landscaped, and framed by woodland — it feels as though nature is an extension of your own backyard.

Whether you're dining al fresco, exploring the forest paths, or simply relaxing in the dappled light, this garden promises tranquility and beauty in every season.

The Lifestyle

Situated in one of the most desirable areas of Crowborough, this home offers the perfect blend of seclusion and convenience. Ashdown Forest, a treasure trove of walks, cycle routes and wildlife, is just minutes away. Excellent schools, a welcoming community, and swift connections to Tunbridge Wells and London make this a location that truly has it all.

A Home of Distinction

Stylish, secluded, and full of soul, this is more than just a house — it's a lifestyle. An opportunity to create your own story in a home built for lasting memories. Contact us today to arrange your private viewing.





276.08 sq m / 2972 sq ft (Includes garages)

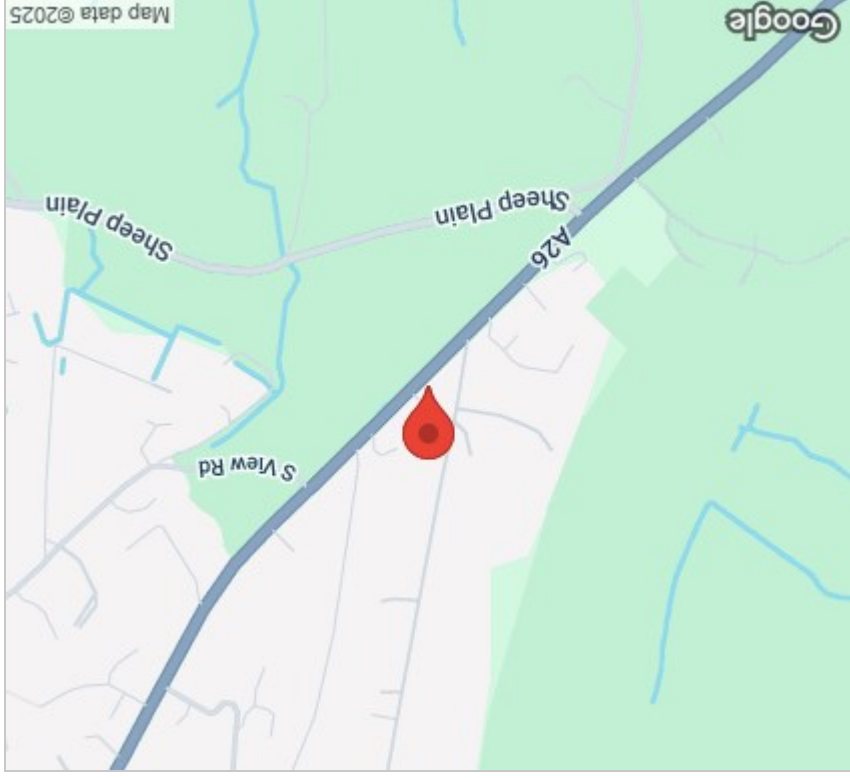


if you wish to arrange a viewing appointment for this property or request

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Energy Efficiency Graph



Energy Efficiency Rating	Energy efficiency class – lower running costs	Energy efficiency class – higher running costs
	A (93 kWh/m²)	G (123 kWh/m²)
	B (81 kWh/m²)	F (121 kWh/m²)
	C (69 kWh/m²)	E (120 kWh/m²)
	D (55 kWh/m²)	D (119 kWh/m²)
	E (37 kWh/m²)	C (118 kWh/m²)
	F (29 kWh/m²)	B (117 kWh/m²)