



7 Loxfield Gardens Crowborough Hill

Crowborough, TN6 2HL

Offers In Excess Of £460,000





Welcome to 7 Loxfield Gardens, Crowborough

A rare opportunity to shape your dream home on the edge of nature

Where Potential Meets Peace and Privacy

Tucked away on an exclusive private road, this three double-bedroom detached home is a true hidden gem — ready to be lived in today, yet offering endless possibilities for tomorrow. Built in the 1960's it's on the market for the first time and in almost original condition No.7 Loxfield Gardens combines space, sunlight, and scope for the future — all within easy reach of the station and surrounded by greenery.

Whilst you may want to redecorate, put in new carpets and replace the original 1960s kitchen the property is perfectly comfortable as it is, meaning you could move straight in and update gradually, take on a full renovation, or even explore the potential to extend (subject to permissions). For those who appreciate character details, the original parquet flooring in parts of the home could be lovingly restored as a standout feature.

The asking price reflects the opportunity at hand, giving you the chance to create your ideal home in one of Crowborough's most sought-after settings. Once updated, a property of this size and location could command a significantly higher value — making this both a home to cherish and a smart long-term investment.

Key Features

- Vacant and ready to modernise
- South/West facing garden — sun-soaked all day
- Garage & driveway
- Directly backing onto Crowborough Country Park (16-acre nature reserve)
- Three genuine double bedrooms — no box room compromises
- Extension potential (STPP)
- Just 0.5 miles to Crowborough station – London Bridge in just over an hour
- Private road with only eight homes

Live Where Life Slows Down

Imagine mornings bathed in light in your sunny kitchen, evenings spent dining al fresco in your private garden, and weekends exploring the nature trails just beyond your back fence. This home isn't just a project — it's a promise. A canvas to express your style, build your lifestyle, and enjoy a peaceful rhythm surrounded by green space.

With a south-west facing garden, you'll enjoy sunlight from late morning through to golden hour. Whether you're a keen gardener, a BBQ enthusiast, or simply enjoy the sound of birdsong with your morning coffee — this garden delivers.

A Location to Love

Loxfield Gardens is nestled off Crowborough Hill — a quiet enclave with only eight homes, giving it a strong sense of community and seclusion. From here, walk to the station for a direct line to London, or explore local schools, sports clubs, and cafés within minutes. Ashdown Forest lies just to the west — ideal for dog walkers, runners, and nature lovers alike.

For more extensive retail and leisure, head to Royal Tunbridge Wells, only seven miles away. And for weekend getaways, Brighton, Eastbourne, and Gatwick Airport are all within an hour's reach.

Make it Yours

Whether you're a growing family seeking space to thrive, a professional couple looking for a forever home to put your stamp on, or downsizers wanting peace and potential in equal measure — this property invites you to dream big.

Additional Information:

Tenure Freehold  
Council Tax Band: E

Contact us today to arrange your private viewing. Let your next chapter begin here.

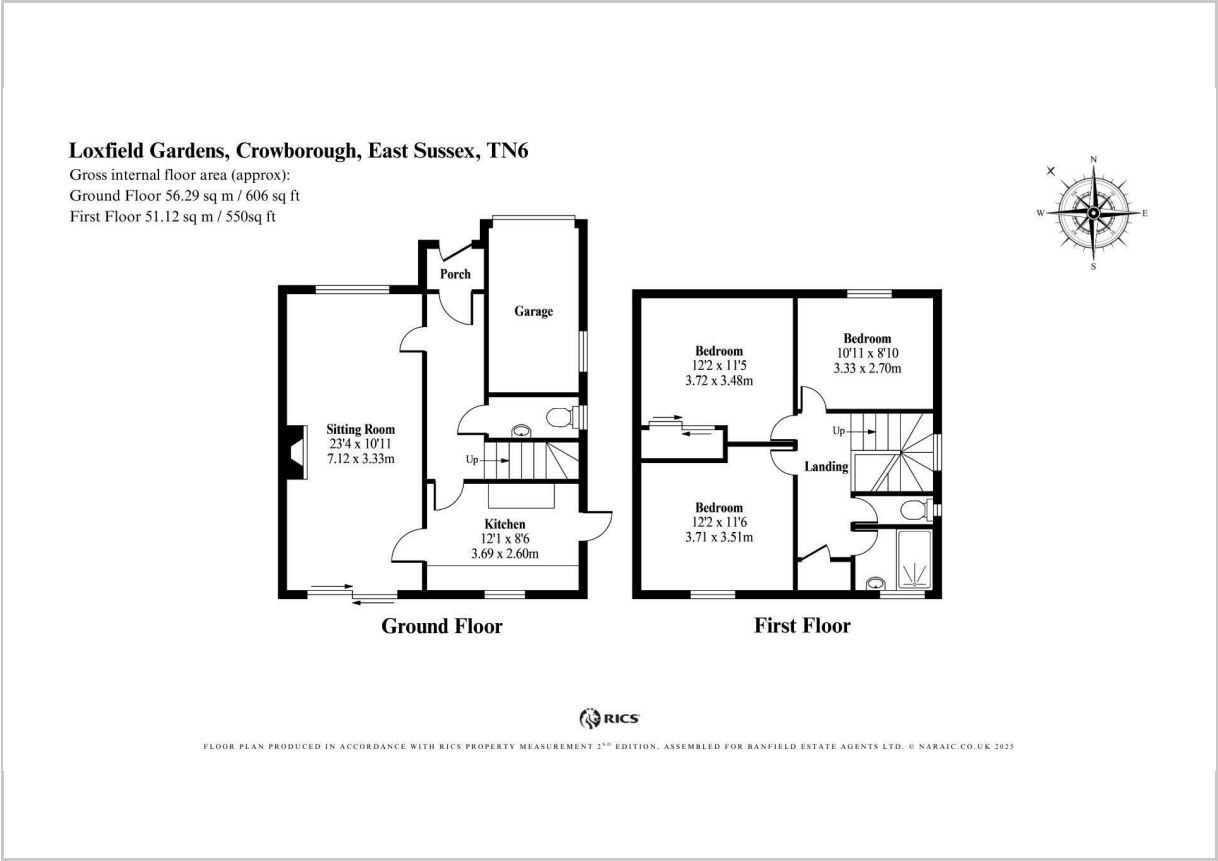




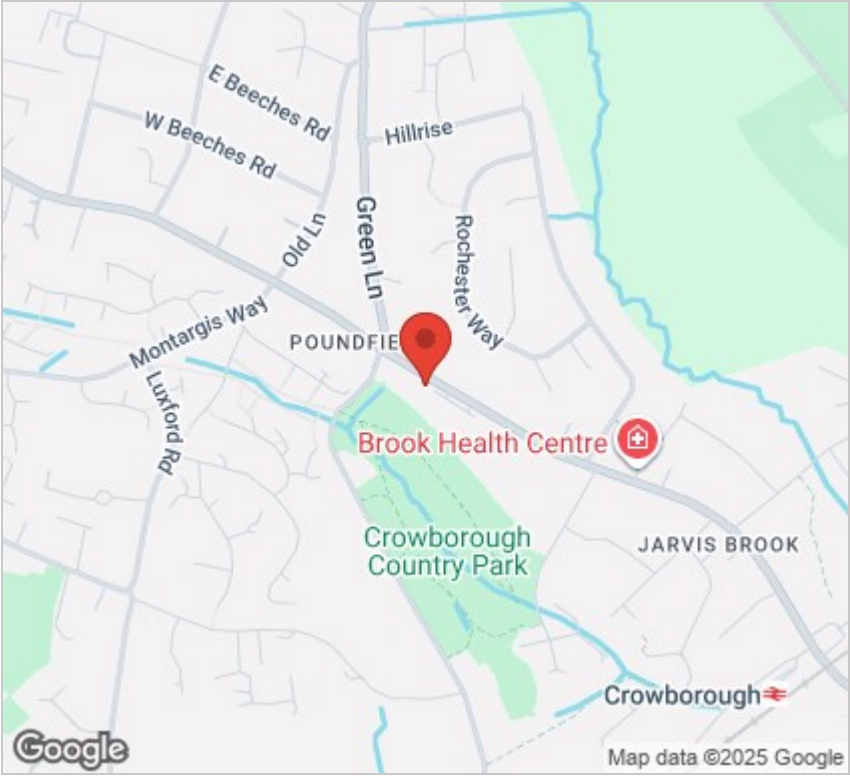




## Floor Plan



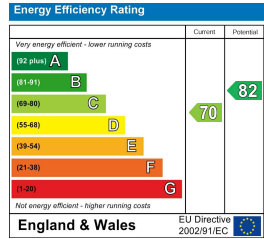
## Area Map



## Viewing

Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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