

Banfield Estate Agents
01892 653333
FOR SALE

Arnscoot Coopers Lane
Crowborough, TN6 1SL
£450,000



PRICE RANGE: £450,000 - £475,000

Arnscott, St. Johns – Where Memories Have Lived and New Chapters Begin

Tucked away in a quiet cul-de-sac on the sought-after outskirts of Crowborough, Arnscott is a warm and welcoming semi-detached home that has been cherished by the same family for over 30 years. Brimming with natural light and generous proportions, this is a home built for easy family living, Sunday roasts, muddy boots, and countryside sunsets.

From the moment you arrive, Arnscott feels like a retreat. The driveway provides ample parking and leads to a single garage. Inside, the space unfolds with a balance of practicality and personality -offering room to grow, space to breathe, and views to inspire.

The heart of the home is the sociable kitchen/dining space - well-equipped and full of potential -perfect for hosting or baking with the kids. Over the years, thoughtful extensions have added a utility room and boot room, ideal for busy mornings or after forest walks.

The bright and inviting living room is anchored by a rustic stone fireplace and flows beautifully into the conservatory, now updated with new roof blinds and overlooking fields beyond. It's a tranquil spot to enjoy your morning coffee, curl up with a book, or watch the seasons change.

Upstairs, four double bedrooms provide comfort and versatility for growing families, visiting guests, or even a home office or two. And with open countryside visible from the rear windows, waking up here always feels like a breath of fresh air.

The rear garden is a low-maintenance patio - ideal for summer barbecues or evening drinks - but for the green-fingered, it's a blank canvas ready for planting, growing, or even creating your own cottage garden dream. Beyond the fence, you're met with open fields, giving an uninterrupted sense of peace and privacy.

At a Glance:

Extended 4-Bedroom Semi-Detached Family Home

Light-Filled Conservatory with New Roof Blinds

Kitchen, Boot Room & Separate Utility

Quiet No-Through Road in Popular Coopers Lane, St. Johns Area

Open Countryside Views to the Rear

Single Garage & Driveway Parking

Short Walk to Ashdown Forest & St John's Primary School

Energy Efficiency Rating: C

Freehold

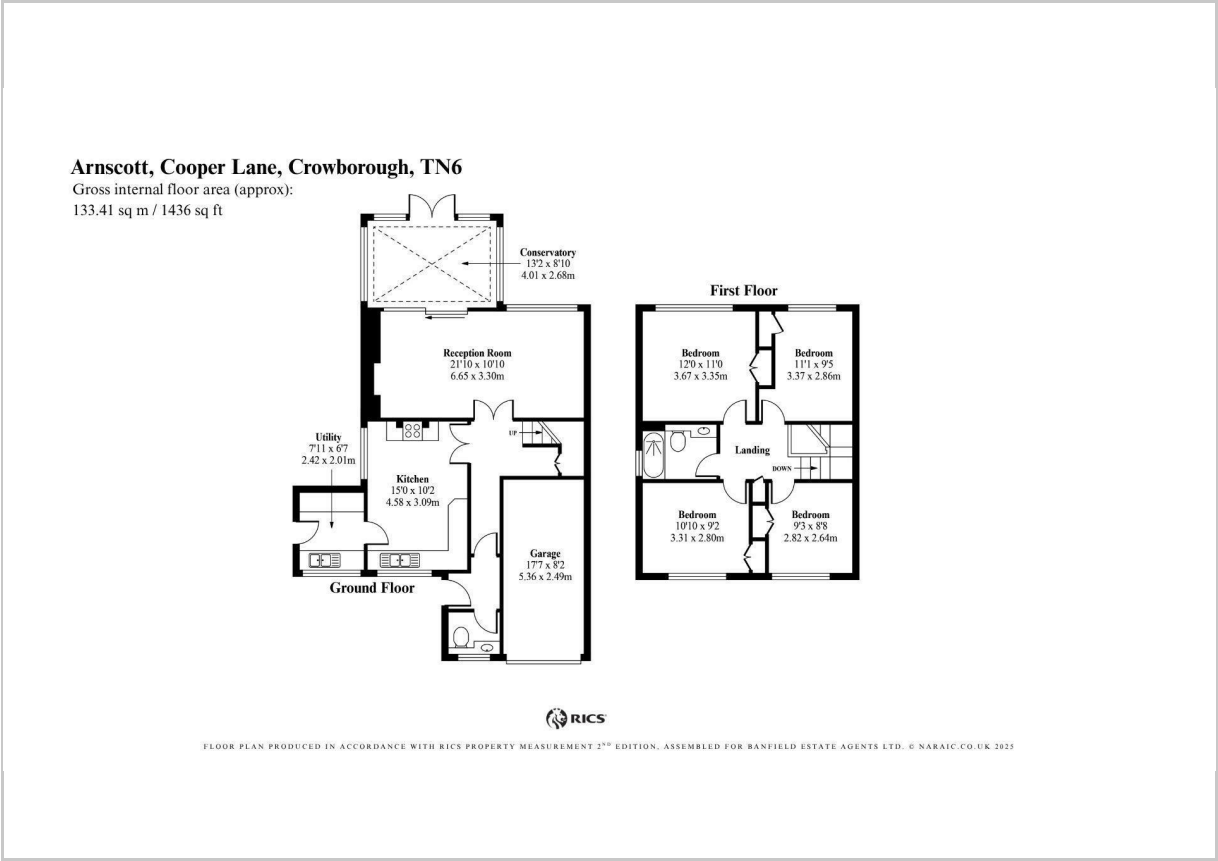
Located in the leafy enclave of St. Johns, you're within walking distance of Ashdown Forest - offering miles of walks, cycle routes, and horse-riding trails. Crowborough town is just moments away with its shops, schools, and cafés, while commuters will appreciate the nearby mainline station at Jarvis Brook with direct services into London in around an hour.

Whether you're searching for your forever home, a place full of potential for you to make your own, a peaceful place to raise a family, or simply craving a lifestyle closer to nature, Arnscott is ready to write its next chapter—with you.





Floor Plan



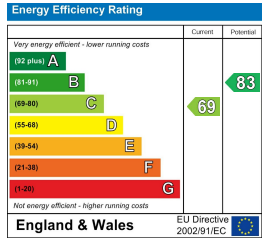
Area Map



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



We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents. b) they do not constitute an offer or contract of sale. c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact. d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE
info@banfieldresidential.com | www.banfieldresidential.com