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**FOR SALE**

Shortacre Cottage High Broom Lane  
Crowborough, TN6 3SP  
Offers In Excess Of £500,000



## SHORTACRES COTTAGE – WHERE CHARM MEETS CONTEMPORARY LIVING

Nestled along a picturesque lane on the sought-after southern side of Crowborough, Shortacres Cottage is a stunning fusion of period character and modern convenience. This beautifully renovated stone-built semi-detached home effortlessly combines the warmth of yesteryear with sleek, contemporary finishes, offering an inviting and stylish sanctuary.

### A HOME DESIGNED FOR MODERN LIVING

Step through the entrance lobby and into the welcoming hallway. The ground floor seamlessly blends open, light-filled spaces with intimate, cosy corners. The elegant sitting room enjoys a delightful double aspect, with sliding patio doors opening onto the garden, an idyllic spot for basking in the sun or entertaining guests on a summer's evening. Adjacent to this, the refined dining room offers a charming setting for intimate dinners, complete with an understairs WC for added convenience.

The reimagined, contemporary kitchen is a true highlight of the home, featuring sleek cabinetry, ample worktop space, and all the modern appliances needed to craft delicious meals. Whether you're a seasoned chef or simply love the joy of home cooking, this space is designed to inspire culinary creativity.

### A TRANQUIL RETREAT UPSTAIRS

Ascend the staircase to the first floor, where the sense of space and light continues. The master bedroom, bathed in natural light from its dual-aspect windows, offers breathtaking far-reaching views. Complete with a built-in wardrobe and additional shelved cupboard, this room provides a peaceful haven to unwind at the end of the day.

The second bedroom is equally charming, featuring built-in storage, perfect for guests, a home office, or a tranquil retreat for relaxation. The recently re-fitted bathroom exudes contemporary elegance, boasting a bath with mixer tap and shower attachment, a wash basin with drawer storage, WC, and a separate, fully tiled shower, offering a spa-like experience in the comfort of your own home.

### A SOUTH-FACING GARDEN OASIS

Stepping outside, the delightful garden is a true gem. The main area, positioned to the side of the house, is a tranquil escape featuring a paved pathway leading to a sun-soaked patio, ideal for al fresco dining. Thoughtfully landscaped with gravelled areas, this space is both low-maintenance and full of charm. With a sunny south-facing aspect, it's a perfect retreat for those who appreciate the beauty of nature and outdoor living.

To the front of the house, a gravelled area provides convenient parking for two vehicles, while steps and a pathway lead gracefully to the front and side doors, enhancing the home's welcoming presence.

### A LOCATION OF EXCEPTIONAL APPEAL

Shortacres Cottage enjoys a premier location, set along a peaceful private road yet within easy reach of the vibrant Crowborough town centre. Offering an excellent selection of shops, including three supermarkets, the town caters to all everyday needs. For leisure enthusiasts, the area boasts a wealth of options, from the nearby Crowborough Beacon Golf Club and Ashdown Forest to the town's well-equipped leisure centre and tennis club.

Commuters will appreciate the excellent transport links, with Jarvis Brook railway station providing direct services to London Bridge in approximately one hour. Additionally, Royal Tunbridge Wells is within easy reach, offering an extended selection of shops, boutiques, and a mainline station with services to Charing Cross and Cannon Street.

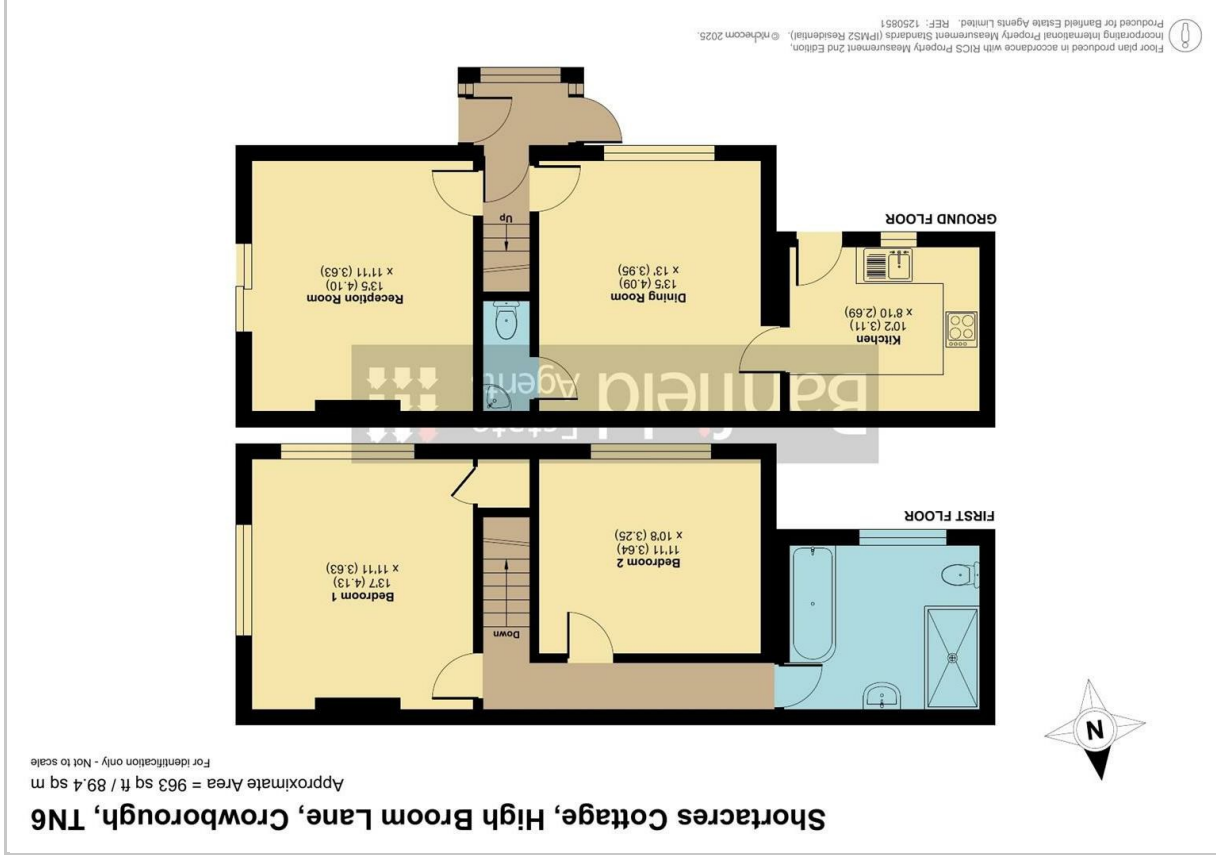
Surrounded by the beauty of the Sussex countryside, yet perfectly connected to modern amenities, Shortacres Cottage is a home that truly offers the best of both worlds - character, convenience, and an enviable lifestyle.

Don't miss the opportunity to make this enchanting home yours - schedule a viewing today!





## Floor Plan



## Viewing

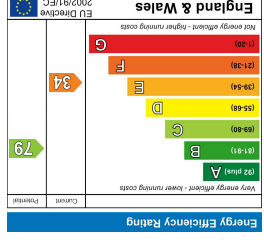
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if you wish to arrange a viewing appointment for this property or require further information.

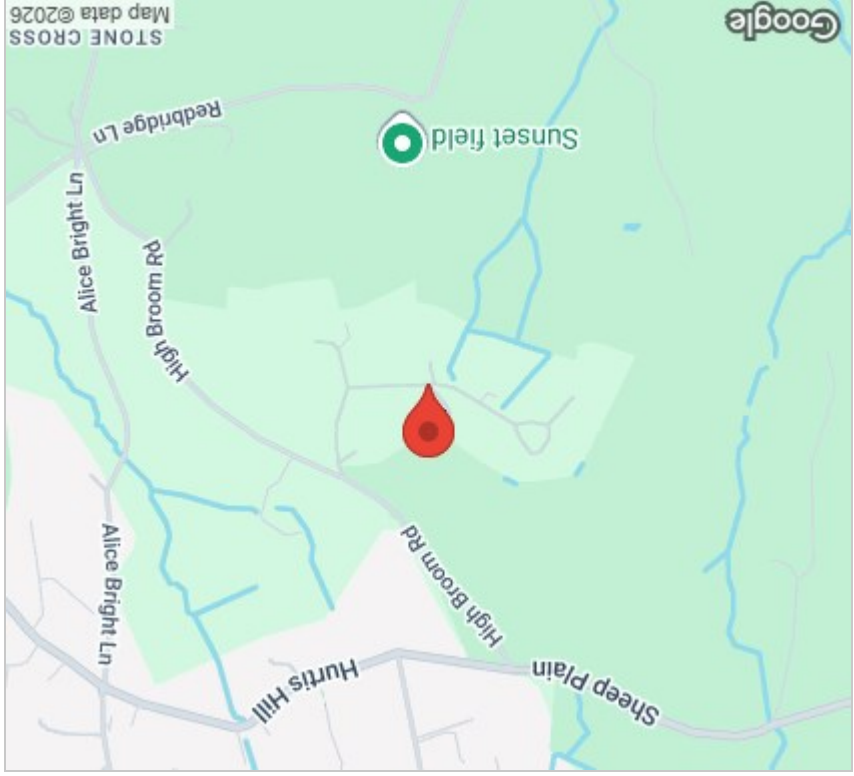
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## Energy Efficiency Graph



## Area Map



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