



Broom, Chillies Lane, Crowborough, East Sussex

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# Broom, Chillies Lane, Crowborough, East Sussex TN6 3TB

A substantial and privately set family home together with secondary accommodation and a range of outbuildings including equestrian facilities

## Main House

Canopied porch | Inner porch | Reception hall  
3 Principal reception rooms | Garden room  
Kitchen/breakfast room | Walk-in pantry | Utility room | Rear lobby | 2 Cloakrooms | 8 Bedrooms  
3 Bath/shower rooms | 2 Second floor attic rooms | Loggia | EPC: F

## Detached Cottage

Reception hall | Drawing room | Kitchen  
Bedroom | Bathroom | EPC: D

## Stable Annex

Entrance hall | Sitting room | Kitchen | Bedroom  
Bedroom 2 | Bath/shower room | EPC: D

## Equestrian Facilities

American-style barn comprising 7 loose boxes  
Wash area with solarium | Tack room | Hay store  
One single loose box with fenced yard | Block of 3 loose boxes | 60m x 20m Olympic sized outdoor sand school | Enclosed all weather lunge/turn out arena | Horse walker  
Fenced turn out paddocks

## Further outbuildings

Former squash court | Studio | Open garage with store room | Open barn | Store room and garage | Garage with open stores

## Outside

Tennis court and swimming pool, both in need of attention | Long driveway approach with parking | Woodland

Paddocks and grounds of about 18.3 acres in total

## The property

A most impressive family home with a separate cottage and an annexe, excellent equestrian facilities and a range of outbuildings offering scope for a variety of uses. The property is located in a convenient semi-rural location, approximately 3.2 miles south of the centre of Crowborough with its choice of amenities.

## Main House

Broom is an attractive detached property dating back to the 1920s and set within extensive park-like grounds behind formal entrance gates, with a long driveway approach and far-reaching southerly views to the rear. The beautifully proportioned accommodation has a wealth of character features and includes a striking reception hall, elegant interlinking principal reception rooms and a garden room opening out to the terrace, creating lovely adaptable space for entertaining. There are eight good sized bedrooms on the first floor and two further second floor rooms currently used as an office and storage.

## Secondary Accommodation

Located to the northern side of the main house is a complex of buildings which includes a delightful one bedroom cottage with its own garden and a single storey two bedroom annexe within the former stable yard.

## Equestrian Facilities and Outbuildings

For those requiring accommodation for horses, the compact facilities lie a short distance away from the main house and are well designed for ease of use and maintenance, comprising a large American-style barn fitted with six Hancox indoor stables, a wash and drying area and a tack room. The full-size sand school measures 60m x 20m with an oil based surface and an additional smaller arena is ideal for lunging or turnout. The level fields are fenced and currently divided into several smaller connecting turnout paddocks, close to the barn and interspersed by mature trees. The surrounding outbuildings include a substantial workshop (previously a squash court), a hay store, a triple stable block and further garaging and stores, there is also a horse walker.







## The Grounds

Broom is set within a total of about 18.3 acres surrounding the main house and outbuildings. The paddocks lie on the northern side, together with a block of mature woodland, recently cleared to create a network of walking or riding tracks. A wide terrace and an expanse of lawn fringed by trees lie to the south, forming a lovely backdrop which can be seen from the majority of rooms.

## Situation

Broom is conveniently located off a small country lane, close to the Crowborough Beacon Golf Club and the Ashdown Forest in an Area of Outstanding Natural Beauty. Crowborough town centre is about 3.2 miles away and the mainline station at Jarvis Brook is a little further offering a regular commuter service to London Bridge. Tunbridge Wells lies about 9.6 miles to the north via the A26. A footpath from the property links directly to the network of walks over the Golf Club which lies to the east. Crowborough is well-served by supermarkets including Waitrose, Morrisons and Tesco and a good choice of shops for everyday requirements. Uckfield (7 miles) and Tunbridge Wells (9.4 miles) offer more comprehensive facilities.

## Schools

There are many well-regarded schools in the area, including primaries and the Beacon Academy at secondary level in Crowborough. Preparatories include Cumnor House (Danehill), Ashdown House (Forest Row), Brambletye (East Grinstead) and Holmewood House (Langton Green). There are independent secondaries in Mayfield, Eastbourne, Brighton, Ardingly, Hurstpierpoint, Sevenoaks and Tonbridge.

















## Broom, Crowborough

House - Gross Internal Area : 615.9 sq.m (6629 sq.ft.)

Cellar - Gross Internal Area : 24.4 sq.m (262 sq.ft.)



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## Broom, Crowborough

Annexe - Gross Internal Area : 66.3 sq.m (713 sq.ft.)

Cottage - Gross Internal Area : 79.3 sq.m (853 sq.ft.)

Studio - Gross Internal Area : 31.3 sq.m (336 sq.ft.)

American Style Barn - Gross Internal Area : 195.7 sq.m (2106 sq.ft.)

Outbuildings - Gross Internal Area : 327.8 sq.m (3528 sq.ft.)



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## Communications

The A26 joins the A21 to the north of Tunbridge Wells, linking to the M25 London orbital motorway and thereby to the national motorway network, Heathrow and Gatwick airports and the Channel Tunnel terminus.

## Directions

From Tunbridge Wells, head south on the A26, through Eridge Green and Boars Head, into Crowborough. Continue south over the traffic lights on the A26 for about 2.1 miles and turn left into Chillies Lane. The gates to Broom will be found on the left-hand side after about 0.3 of a miles.

## General

**Local Authority:** Wealden District Council: 01892 653311.

**Services:** Oil-fired central heating. Mains water and electricity. Private drainage. We are not aware whether the drainage system is compliant to current regulations

**Council Tax:** House: Tax Band H.

Cottage: Tax Band G.

**Tenure:** Freehold

**Guide Price:** £3,950,000

A footpath traverses the south eastern corner as shown in the boundary plan.

## Country Department

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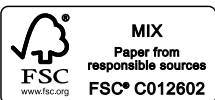
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