







Long Hedges Station Road  
Rotherfield, TN6 3HP  
Offers Over £960,000

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Welcome to Long Hedges, your comfortable family home!

Nestled in an idyllic spot within an Area of Outstanding Natural Beauty and on the edge of the popular village of Rotherfield, with its primary school, pubs and village shops, this charming property is hidden behind mature hedges and picturesque landscapes. Here, comfort meets timeless charm, offering peace and quiet, but within easy reach of London, Crowborough and Tunbridge Wells. This has been a cherished family home, the current owners have loved living here for a quarter-century and, this rare gem is now ready to embrace a new chapter with its next lucky inhabitants.

Step inside to discover a home that's been thoughtfully extended and maintained over the years. The heart of the house, the spacious kitchen, has been designed for those who love to cook and features a bespoke layout, a central island, and a classic range cooker. Adjacent, a utility cum boot room provides for muddy dogs returning from long and adventurous walks in the beautiful countryside.

The property exudes a sense of tranquillity and space. Light floods through every window, while the airy layout effortlessly accommodates both formal gatherings in the dining room and cosy evenings in the sitting room. With doors opening to the garden, the boundary between indoor and outdoor living blurs seamlessly. An additional reception room is great for family entertainment, a television room or children's playroom.

Upstairs, the space and comfort continues, an expansive landing area giving access to a master bedroom boasting a walk-in wardrobe, en-suite bathroom and large picture windows with a decorative Juliette balcony with sweeping views of the surrounding countryside. Three more bedrooms, all generously proportioned and with ample storage, ensure that everyone finds their own private haven.

Outside, the property continues to impress with ample off-road parking, including a designated space for a motorhome or caravan, catering effortlessly to your travel aspirations.

For those seeking additional space, a detached garage beckons with the promise of versatility. Above, there are currently two rooms designated as offices, yet they have the potential to be converted into a vibrant teenage retreat or an engaging entertainment zone, complemented by solar panels that not only reduce your carbon footprint but also provide an additional income. To the rear, what was once a carp pond has been transformed into a swimming pool, offering endless hours of relaxation and recreation during warmer months.

Speaking of the great outdoors, prepare to be enchanted by the garden's splendour. A gardener's delight, it invites you to explore every corner, from the charming patio perfect for al fresco dining to the sprawling field, ideal for equestrian pursuits or perhaps channelling your inner farmer with a flock of chickens.

With its rural charm juxtaposed against easy access to village amenities, this property truly offers the best of both worlds. Whether you're drawn to its serene ambience, its abundance of space, or its endless possibilities for relaxation and recreation, one thing is certain: this is not just a home, but a sanctuary awaiting your personal touch. Welcome to country living at its finest - welcome home.

The separate garage has plenty of space for two cars and, above, space for two to work from home which could easily become a games room or secluded space for young people.





## Floor Plan



## Viewing

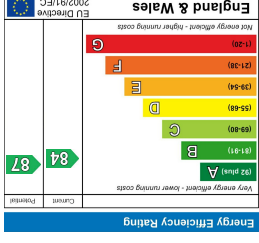
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## Energy Efficiency Graph



## Area Map

