



Bicycle Arms Road, Rotherfield, Crowborough

Offers In Region Of £1,150,000

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Bicycle Arms Road, Rotherfield, Crowborough

This exceptional family home is approached via a charming driveway that leads to meticulously landscaped gardens, featuring York Stone patio areas and sweeping steps that guide you to the front door. Flanking the entrance, elegant wall-mounted lamps create a warm and inviting atmosphere at dusk.

This residence carries a rich history, originally built as a chauffeur's cottage in the 1890s for the main estate. Approximately 35 years ago, the "Chauffeur's' cottages" were transformed into family homes, with Medlar House seeing its kitchen extension completed in the early 2000s.

This home has been beautifully decorated with Farrow & Ball paint throughout, complemented by stunning furnishings selected by an interior designer.

Upon entering, you're welcomed into a spacious vestibule, offering generous space for coats and shoes. Beyond the porch, the grand entrance hall unfolds, with high ceilings that enhance the sense of luxury and openness. The hall is large enough to accommodate a dresser and boasts an abundance of integrated storage, reflecting the home's thoughtfully designed layout. One convenient walk-in storage cupboard features floor-to-ceiling shelving, perfect for stowing household essentials out of sight.

The dining room, with its strikingly high ceilings, exudes sophistication and provides an ideal setting for memorable meals with loved ones.

Also off the entrance hall, the downstairs cloakroom/utility room offers a dedicated space for a washing machine and tumble dryer, as well as housing the recently installed Worcester Boiler.





The bespoke shaker-style kitchen is a masterpiece, hand-crafted from high-quality wood and solid granite worktops to suit the unique shape and dimensions of the property. Though the cabinetry has been repainted over time, the kitchen's craftsmanship remains impeccable. The kitchen/breakfast room is equipped with a Falcon Range Cooker, which will remain for the new owner's enjoyment. A spacious larder offers excellent storage for dry goods, while a charming breakfast area, complete with a lantern glass roof, opens to the garden.

The ground floor also features a dedicated study, providing built-in desk space and plenty of shelving for a productive work environment.

The living room, bright and airy, boasts French doors leading to the patio, offering a delightful view of the Victorian greenhouse through its expansive windows. Every window in the house offers a view of the garden or surrounding countryside. In winter, the highly efficient Jet Master fireplace provides a cosy heart to the home.



Upstairs, the master bedroom, with dual-aspect windows, is bathed in natural light and offers breathtaking views from every window. Integrated wardrobes provide ample storage space, while the en suite shower room offers a window framing the picturesque views.



The second bedroom, formerly two smaller rooms, has been combined into a spacious retreat, benefiting from dual-aspect windows and custom-built storage.

The landing features a generous linen cupboard for additional storage.

The guest bedroom offers the most serene morning views across adjacent fields, making it a peaceful haven.

The family bathroom features a bath with an overhead shower and convenient storage beneath the sink.

Outside, the expansive garden is a sight to behold, with lush lawns, vegetable beds yielding raspberries, rhubarb, asparagus, peonies, and more. The impressive Victorian greenhouse, equipped with automatic ventilation, is a gardener's paradise, housing a wide variety of plants, including well-established soft-fruit trees.

The property also benefits from a double garage situated off the driveway.

Council Tax Band G

EPC D



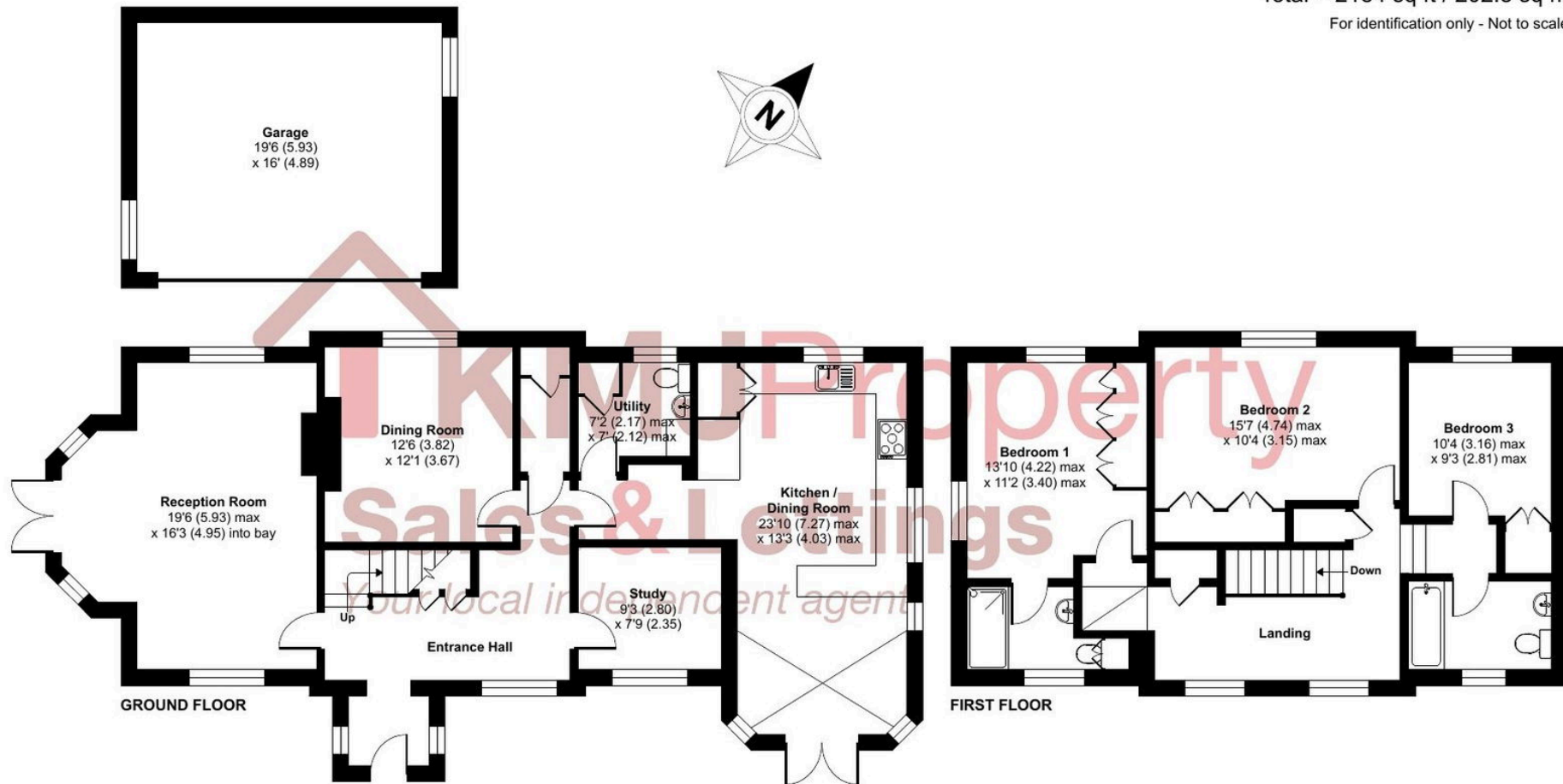
Bicycle Arms Road, Rotherfield, Crowborough, TN6

Approximate Area = 1872 sq ft / 173.9 sq m

Garage = 312 sq ft / 28.9 sq m

Total = 2184 sq ft / 202.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for KMJ Property. REF: 1241029

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