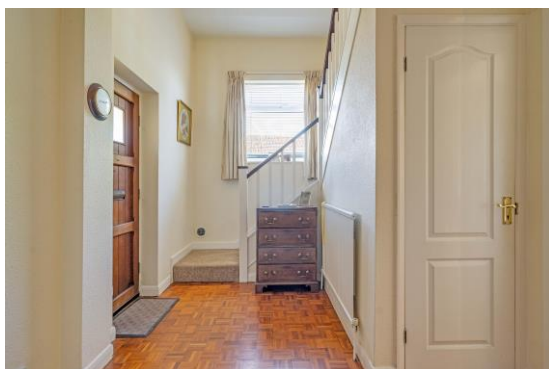




Gwentwood

New Road, Rotherfield, East Sussex



An attractive and individual detached family house, providing light and spacious accommodation, situated in a quiet position within easy walking distance of village amenities.

Guide price £650,000 Freehold

Situation:

Gwentwood is situated in a quiet position close to the centre of the village, which offers an excellent range of shops and services for everyday needs including a general store, doctors' surgery, chemist, hairdressers, café, inns and a highly regarded primary school. The house is close to the Millennium Green, which is a wonderful amenity space with a formal area, pond and heritage orchard. There is also excellent walking nearby at Hornshurst Woods and the beautiful surrounding countryside. The village is one of the oldest settlements within the High Weald of Sussex, located in an Area of Outstanding Natural Beauty and as a result is protected under local plans with its beautiful church, dating from 1060, and many other listed buildings of historical and architectural interest.

Crowborough is approximately 3 miles distant and offers good facilities including Waitrose and Morrisons supermarkets and a Tesco and Sainsburys Local can also be found within 2 miles of the property at Jarvis Brook, as well as a mainline station to London.

The regional centre of Tunbridge Wells, which is approximately 6 miles distant, provides a comprehensive range of amenities including the historic Pantiles, Royal Victoria shopping centre, cinema complex, theatres and mainline railway station with services via London Bridge to Cannon Street and Charing Cross.

Description:

Built in the 1970s, Gwentwood is a modern detached family house with attractive external elevations of brick and tile hanging beneath a tiled roof with large double glazed windows throughout that provide lovely views over the garden.

Well presented, the property benefits from having been well maintained by the current owner including a recently replaced roof, providing light (most of the rooms are double aspect) and spacious accommodation with original parquet flooring throughout most of the ground floor, plenty of storage and there is excellent scope to enlarge the living space further, if required.

Arranged over two floors, the accommodation includes on the ground floor; a spacious entrance hall with two storage cupboards, a cloakroom, a good-sized sitting room with a feature fireplace that leads through to a dining room with french doors leading to the garden, a well appointed kitchen/breakfast room with a range of modern wall and base units with tiled splashbacks, two pantry cupboards, a freestanding cooker, and space for a dishwasher and large fridge/freezer, a spacious utility room with a door leading to the garden, an integral single garage and a storeroom/work shop. On the first floor there is a spacious landing with a large storage cupboard and airing cupboard, four double bedrooms all with fitted wardrobes and a family bathroom.

Outside, to the front of the property is a gravel driveway with parking for several cars leading to a single integrated garage. There is a small area of lawn and a variety of mature shrubs & plants and a beech hedge. There is access either side of the house to the lovely mature south facing rear garden, which is mainly laid to lawn with mature shrubs, plants and trees. There is an area of terracing which is ideal for outdoor entertaining and for enjoying the tranquillity of the garden and there is hedging and fencing on all sides.

Services: Mains water and electricity. Gas-fired central heating

Local Authority: Wealden District Council (01892) 653311

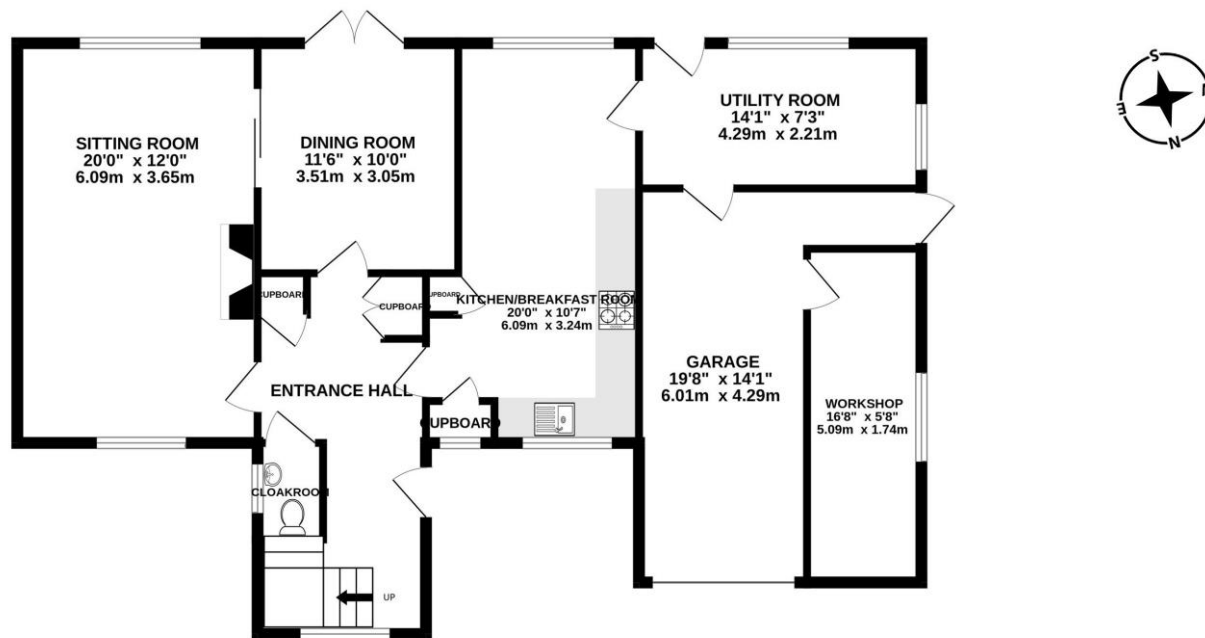
Current council tax band: F (2025/26 - £3,724.94)

Current EPC Rating: D

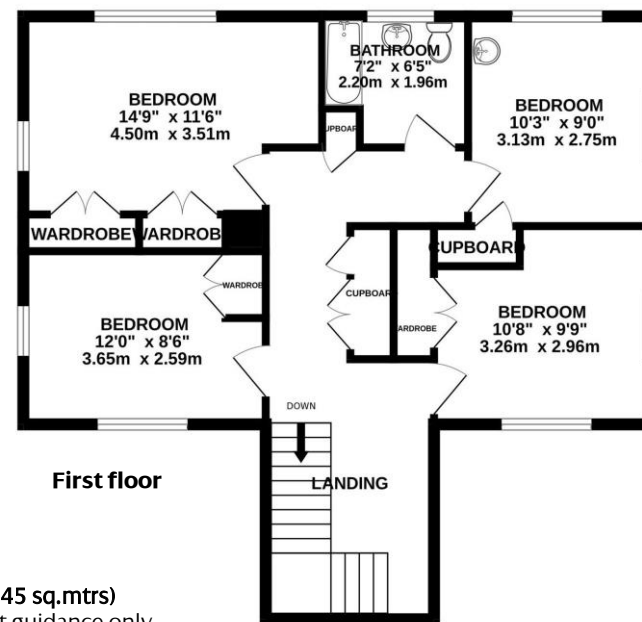
Property address: Gwentwood, New Road, Rotherfield, East Sussex TN6 3JS

01892 786720 www.greenlizardhomes.co.uk

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground floor



First floor

Approximate total floor area 1,560 sq.ft (145 sq.mtrs)
This plan is not drawn to scale and is for layout guidance only

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



01892 786720 www.greenlizardhomes.co.uk

The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk