

4 Station Close  
Rotherfield, East Sussex,  
TN6 3JQ

**burnett's**  
Individual Property : Individual Service



Tucked away in a quiet private no-through road location, yet within striking distance of footpaths, the nearest shop and Rotherfield Village, is this modern link-detached family home, comprising four bedrooms, en-suite and modernised family bathroom, kitchen/breakfast room, dining room, sitting room and hallway with cloakroom and an integral garage. EPC Rating D. NO CHAIN

**Asking Price £595,000 Freehold**

**Mayfield Office**

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# 4 Station Close

Rotherfield, East Sussex, TN6 3JQ

Asking Price £595,000 Freehold

The property forms one of six similar houses within Station Close, a small Private Road leading to a collection of four larger houses beyond. The property was built in the 1990s, and provides generous and deceptively spacious accommodation, all in good order throughout, with recently renewed flooring and updated bathroom suites, plus a modern kitchen/breakfast room and decor.

One enters into a spacious entrance hall, with new oak effect flooring, a door to a coat cupboard, stairs leading up and round to the first floor landing with a window to side, and a door to the cloakroom, comprising a WC and basin, oak effect floor and splash back with a window to front.

An opening on the other side of the hall leads into the kitchen/breakfast room, a large room with a large number of cupboards and drawers, with wood effect doors and white granite worktops incorporating a large breakfast bar, inset one and a half bowl sink with drainer. Other integrated appliances include a Range style cooker with a gas hob and an extractor above and two ovens/grills. There is space for an American style fridge/freezer as well as a washing machine. Oak effect flooring, downlighters and a large window to front.

From the kitchen a door opens into the dining room, with a window to the rear garden, matching flooring and a large opening through to the sitting room, which in turn has a door back to the hallway. The sitting room has French doors to the garden, and a further window to rear, as well as a working open fireplace, within a stone surround and mantle.

The first floor landing provides a part galleried area, with a storage cupboard and airing cupboard, as well as access to the loft (not inspected).

The main bedroom is a lovely size, complete with fitted wardrobes, as well as a window to front and a door to the modernised en-suite, comprising a bath with shower over, shower curtain, basin and WC, window to front, tiled floor, tiled walls and heated towel rail.

The second bedroom is to the rear of the house, enjoying the best outlook to the rear, and a fitted wardrobe. The other two bedrooms are good sized single rooms, both over looking the rear garden and one with a fitted wardrobe and the other currently used as an office.

The family bathroom comprises a bath with a shower over and glass shower screen, WC and basin, wood effect floor and part tiled walls, heated towel rail and a window to front.

Outside to the front is an area of lawn and a path from the driveway. There are also pockets of planting and a further path to one side of the house, with a lockable gate to the rear garden. To the other side is the tarmac

driveway leading to the garage, providing further off road parking for two cars. The attached single garage, with an up and over door to front, and pedestrian door to the rear garden.

The rear garden is mainly laid to lawn, with mature shrubs and some flower beds, and an extended area of decking running across the width of the house, providing an excellent area for seating, eating and entertaining.

The property occupies a convenient position in the confines of the village, within striking distance of the Cuckoo Line stores, the bus stops and with easy access to the foot paths to open countryside and the centre of the village.

Rotherfield enjoys a good range of amenities including the very popular Courtyard Cafe, a Village Shop with local Post Office, Chemist, Doctors' Surgery, renowned St Denys' Church, two Public Houses and highly regarded Primary School.

For more comprehensive facilities, there is the neighbouring town of Crowborough approximately 4 miles distant and the Spa Town of Royal Tunbridge Wells is approximately 7 miles to the north. Railway stations are at Jarvis Brook (1.5 miles), Wadhurst (4 miles) and Tunbridge Wells (7 miles). These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street. There is a regular bus service to Tunbridge Wells and Eastbourne.

The area provides an excellent selection of both state and private schools. Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing on Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.

## Material Information:

Council Tax Band F (rates are not expected to rise upon completion).

Mains Gas, electricity, water and drainage.

New Boiler installed in 2023.

New Water Cylinder installed in 2021.

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within the AONB.

The title has covenants and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: we are informed that Superfast broadband is available at the property.

There is some mobile coverage from various networks.

We are not aware of any mining operations in the vicinity.

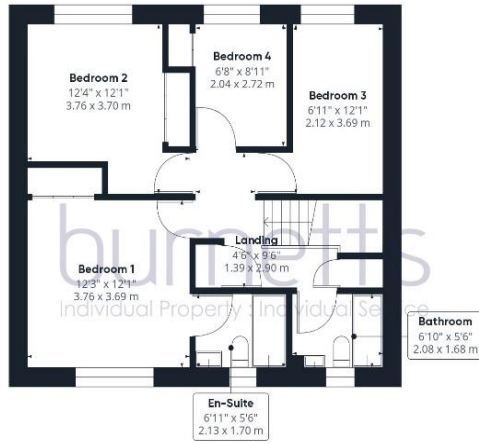
We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1393.84 ft<sup>2</sup>  
129.49 m<sup>2</sup>

Reduced headroom

27.8 ft<sup>2</sup>  
2.58 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

### Energy performance certificate (EPC)

4, Station Close Rotherfield CROWBOROUGH TN6 3JQ	Energy rating	Valid until:	12 September 2024
	<b>D</b>	Certificate number:	9628-3050-7221-2674-8930

Property type

Detached house

Total floor area

119 square metres



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[www.burnetts-ea.com](http://www.burnetts-ea.com)

Mayfield: 01435 874450

Wadhurst: 01892 782287



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.