



A beautifully presented modern link-detached family home which has been recently refurbished to include new windows, flooring and decor throughout. Positioned on a private and peaceful no-through road, with just a short stroll to the village store, footpaths, and high street amenities, comprising four bedrooms, en-suite, a family bathroom, kitchen/breakfast room, dining room, sitting room and hallway with cloakroom and an integral garage. EPC Rating D. NO CHAIN.

Guide Price: £595,000 Freehold



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4 Station Close

Rotherfield, East Sussex, TN6 3JQ

Guide Price: £595,000 Freehold

This delightful modern family home 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 bright and spacious accommodation.

The property benefits from newly installed windows and flooring throughout, and all rooms have been freshly decorated.

The front door opens to a welcoming entrance hall, with access to the kitchen/breakfast room, sitting room and a cloakroom comprising WC, handwash basin, and window to front. Also, there is a useful coat cupboard and a staircase to the first floor landing with a side window.

The kitchen/breakfast room is a good size with an array of wall and base units, white granite worktops incorporating a large breakfast bar, inset one and 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.

Adjacent to the kitchen is the dining room with a window overlooking the pretty rear garden, and a large opening leading through to the sitting room, which in turn has a door back to the hallway.

The sitting room comprises a working open fireplace within a stone surround and mantle, a window to rear aspect and French doors opening to the attractive private enclosed garden.

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 bright and generous size complete with fitted wardrobes and window to front, this room enjoys a stylish en-suite comprising a panelled bath with shower over, handwash basin, WC, heated towel rail, tiled floor and walls and window to front.

The second bedroom is to the rear of the house appreciating the best outlook, and includes a fitted wardrobe. The other two bedrooms are good sized single rooms, one includes a fitted wardrobe and both overlook the rear garden.

The family bathroom comprises a panelled bath with a shower over and glass shower screen, WC and basin, laminate flooring and part tiled walls, heated towel rail and 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.

4 Station Close 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.

Full electrical test and new fuse box.

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.

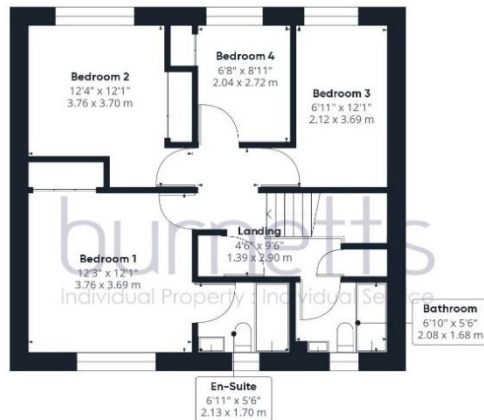
We are not aware of any mining operations in the vicinity.

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⁽¹⁾

1393.84 ft²

129.49 m²

Reduced headroom

27.8 ft²

2.58 m²

(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.

CIRAFFE360

Energy performance certificate (EPC)

4, Station Close Rotherfield CROWBOROUGH TN6 3LQ	Energy rating D	Valid until:	12 September 2024
		Certificate number:	9628.3050-7221-2674-8930

Property type	Detached house
Total floor area	119 square metres



