



burnett's

Individual Property : Individual Service



Chart house forms a spacious detached house with accommodation predominately on one level. The property enjoys fantastic views across rolling rural countryside and backs onto open fields. The property is liveable as is, but now does need modernisation both inside and out and is considered to offer considerable scope to redevelop into a larger house (subject to any planning consents).

EPC Rating: E. NO CHAIN.

Offers in Excess of £775,000 Freehold



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Individual Property : Individual Service

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Chant House

Eridge Lane, Rotherfield, East Sussex, TN6 3JU

Offers in Excess of £775,000 Freehold

Chart house forms a spacious detached house with accommodation predominately on one level. The property enjoys fantastic views across rolling rural countryside and backs onto open fields. The property is liveable as is, but now does need modernization both inside and out and is considered to offer considerable scope to redevelop into a larger house (subject to any planning consents).

One enters by double doors into a front lobby, with further double doors into a reception hall. To one side is a large triple aspect sitting room with sliding doors onto an elevated patio making the most of the views. There appears to be a former opening to the dining room, as well as the large opening from the hallway.

The dining room is adjacent, again with the views and a hatch to the kitchen. The kitchen is a good sized room, with a faux ceiling, window with the views, a brick fireplace and an array of cupboards with worktops, inset sink and space for various appliances.

Off the reception hall, a couple of steps up lead to a central landing through the house. Each bedroom is accessed off this landing, plus a loft hatch with a pull down ladder, and an airing cupboard. There is also a cloakroom by the reception hall.

The main bedroom has a window with the views, a wall of fitted wardrobes and a door to an en-suite bathroom, comprising a bath with shower over, WC and basin, part tiled walls and window to side.

The other three bedrooms all face the front garden and two have fitted wardrobes and the fourth bedroom has fitted shelving to one wall.

The family bathroom enjoys a similar arrangement to the en-suite, with a bath, WC and basin, part tiled walls and a window to side.

From the reception hall, stairs lead down to the lower floor, providing a further lobby with access to a study/mudroom, with a window and door to the outside. On the opposite side of the lobby is a utility room, comprising a large storage cupboard, under stairs storage, sink unit and space for further appliances.

There is also access to the vast garage, offering ample scope for conversion, subject to any necessary consents, with w double width electric up and over door, plus a matching single up and over door, window to rear and a modern oil fired boiler.

Outside, the property is surrounded by its own gardens and grounds, now a bit overgrown, with mature tree lined boundaries. The house is tucked down, away from the lane, with a five bar gate across the drive.

On the opposite side of the drive from the house is a paddock of approximately have an acre, with a gate to the lane, and a stable block of four stables and an open store on a large concrete base. In total, the

gardens and paddock are believed to stretch to around 1.5 acres.

Further land is available by separate negotiation, including a 4.55 acre paddock and a 9.09 acre paddock. More information is available upon request.

Chant House occupies a convenient, yet tucked away position just outside the village, yet only around 300 yards from the village hall, playing fields and village primary school, and within easy access to foot paths to open countryside and nearby woodland.

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 G (rates are not expected to rise upon completion).

Oil fired central heating, mains electricity and water, private drainage via a non-compliant system.

The property is believed to be of brick/block and timber construction with a tiled roof.

We are not aware of any safety issues or cladding issues. There may be asbestos at the property.

The property is located within the AONB.

The title has restrictions 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.

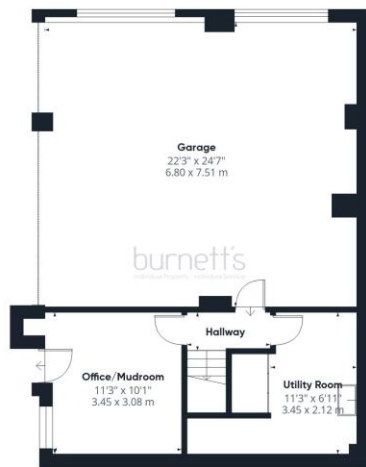
Broadband coverage: we are informed that Ultrafast broadband is available at the property.

Mobile Coverage: There is variable 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 have step free access.



Ground Floor



Floor 1

Approximate total area⁽¹⁾
2530 ft²
235.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy performance certificate (EPC)

Chant House
Eridge Lane
Rotherfield
CROWBOROUGH
TN6 3JU

Energy rating
E

Valid until: 17 September 2035

Certificate number: 1213-7035-0002-0191-6302

Property type

Detached bungalow

Total floor area

201 square metres

