



HORSEGROVE LANE
ROTHERFIELD - £825,000



Fox Barn

Horsegrove Lane, Rotherfield
Crowborough, TN6 3JX

**Entrance Porch - Entrance Hall - Sitting Room - Study
Downstairs Shower Room - Kitchen/Dining Room - Utility
Room - Integral Garage - Four Bedrooms, En Suite
Bathroom - Family Bathroom - Off Road Parking
Attractive Wraparound Gardens**

A beautifully maintained and cared for family home set in a fabulous location within the heart of the popular village of Rotherfield. Externally the property benefits from lovely wraparound gardens with ample off road parking and an integral garage which offers potential for conversion subject to the usual consents. A welcoming entrance porch and hallway leads to a triple aspect sitting room with wood burning stove and a study both with direct access out to the rear garden, and the kitchen/dining room features an Aga. A useful utility room with access into the garage and downstairs shower room completes the ground floor accommodation. Upstairs there are four well-proportioned bedrooms, all with fitted wardrobes, a family bathroom and a good size ensuite.

Composite door opens into:

ENTRANCE PORCH:

Coats hanging area, Amtico flooring and obscured windows to front.

HALLWAY:

Continuation of Amtico flooring, radiator, wall mounted Drayton heating thermostat, smoke alarm and an under stairs storage cupboard.

SITTING ROOM:

A lovely bright room featuring a wood burning stove with slate tiled hearth, carpet as fitted, two radiators, bay window overlooking the front garden with views towards Rotherfield Church, two windows to the side and sliding doors leading out to the rear patio and garden beyond.

STUDY:

A good size room which could be used as a dining room with carpet as fitted, radiator, two windows to rear and door leading out the rear patio and garden beyond.

DOWNSTAIRS SHOWER ROOM:

Enclosed shower cubicle with Methven shower, low level wc, sink set into a vanity unit with shelving and a tiled splashback, large fitted cupboard with hanging and shelving



space, wall mounted chrome heated towel rail, vinyl tile effect flooring and window to front with fitted blind.

KITCHEN/DINING ROOM:

Range of high and low level units with under unit lighting and black granite roll top work surfaces, one and half bowl Butler sink with swan mixer tap, an oil fired Aga along with a fitted fan assisted oven with 4-ring electric hob and extractor fan above, integrated low level fridge, a boiler and window to front overlooking the rear garden. The dining area provides plenty of room for dining furniture, radiator, continuation of Amtico flooring, recessed spot lighting, window to front with fitted blinds and door to a utility room.

UTILITY ROOM:

Range of low level units with wood effect roll top work surfaces, spaces for a washing machine and dryer, quarry tiled flooring, two windows, door providing access to the rear garden and further door to the garage.

DOUBLE GARAGE:

Concrete flooring, areas of shelving, electric strip lighting, wall mounted electric consumer unit, electric meter, window to rear and up/over garage door.

FIRST FLOOR LANDING:

Storage cupboard with shelving, airing cupboard housing the hot water tank with wooden slatted shelving, access to loft via ladder which is part boarded with light, carpet as fitted, radiator, smoke alarm and two windows to front.

MAIN BEDROOM:

A generous room complete with double fitted wardrobes with hanging rail and shelving, carpet as fitted, two radiators and large window to front with fitted blinds and rooftop views over Rotherfield.

EN SUITE BATHROOM:

Panelled bath with mixer tap, handheld wall mounted shower attachment and glass shower screen, low level wc, pedestal wash hand basin with mixer tap, tiled splashback and glass mirror above, carpet as fitted, wall mounted towel rail, radiator and obscured window to rear.

BEDROOM:

Fitted wardrobe with storage cupboards above, carpet as fitted, radiator and window overlooking the rear garden.

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Fitted wardrobe with storage cupboards above, carpet as fitted, radiator and window to rear overlooking the garden.

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Fitted wardrobe with storage cupboards above, carpet as fitted, radiator and window to front with lovely village views.



FAMILY BATHROOM:

Panelled bath with mixer tap and wall mounted handheld shower attachment, bidet, low level wc, pedestal wash hand basin with mixer tap, wood effect flooring, heated towel rail, part tiled walling and obscured window to rear.

OUTSIDE:

Five bar gate opens and provides access to a gravelled driveway with off road parking for numerous vehicles and access to the integral garage. The beautifully and mature garden wraps around the property and is principally laid to lawn with a selection of fruit trees to include an apple, pear, plum and fig trees. In addition are areas with raised flower bed borders, established rhododendrons, areas of patio and a pergola suited for outside entertaining, oil tank and the use of two wooden sheds.

SITUATION:

The property is in the delightful village of Rotherfield which offers an array of facilities including general stores, pharmacy, doctors' surgery, local inns, churches and primary school. Crowborough town is approximately 4 miles away and offers good shopping facilities including a range of supermarkets, a wide range of junior and senior schooling and main line rail services at nearby Jarvis Brook with trains to London. There are excellent recreational facilities including golf at Crowborough Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. The famous Ashdown Forest with its superb walks and riding facilities is also nearby. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 9 miles distance, whilst the coast at both Brighton and Eastbourne can be reached in a approximately an hour's drive.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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House Approx. Gross Internal Area
1805 sq. ft / 167.6 sq. m

Approx. Gross Internal Area
(Incl. Garage)
2380 sq. ft / 221.2 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.