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PILCHER**

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- Grade II Listed Terraced Cottage
- 3 Bedrooms, 2 Reception Rooms
- Pleasant Rear Courtyard
- Shaker Style Kitchen
- Option to Park in Backyard or to Rent Garage adjoining Rear Garden
- Energy Efficiency Rating: Exempt

Church Road, Rotherfield

Offers In Excess Of: £400,000

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Garden House, Church Road, Rotherfield, Crowborough, TN6 3LG

This charming Grade II listed mid-terrace period cottage, located in the heart of the picturesque village of Rotherfield, is offered chain-free. The property retains traditional character while being beautifully presented, featuring a welcoming sitting room with a fireplace that leads to a versatile formal dining/family room. A book-lined hallway connects to a bright, triple-aspect shaker-style kitchen, which has ample space for a large dining table. Adjacent is a utility room, a traditional family bathroom and French doors with access out to a delightful rear garden. The cottage boasts two staircases, one leading to two double bedrooms (one with an en suite), and the other from the kitchen to a single bedroom, currently used as an office. Outside, the garden offers a spacious brick-paved patio and an area of lawn, perfect for outdoor enjoyment. Outside the courtyard offers a brick-paved garden area and small lawn, perfect for outdoor enjoyment. The property has a right of way from North Street to the rear garden which has been used in the past to provide a private parking space within the property's grounds.

Or there is the option to take over the rental of the garage immediately adjacent to the rear garden. On street parking in front of the property is also available.

Traditional wooden door opens into:

SITTING ROOM:

Traditional style fireplace with black painted mantel, fitted carpet, radiator, wall lighting, radiator, large secondary glazed window to front with views of Rotherfield Church and a wooden door provides access to rear alleyway and in turn the rear garden.

FAMILY/DINING ROOM:

Attractive brick open fireplace incorporating a multi fuel open fire and brick hearth, cupboard housing wall mounted electric consumer unit, wall lighting, radiator, sash window with secondary glazing to rear overlooking a small courtyard.

INNER HALLWAY:

Built-in bookcase, radiator and window with secondary glazing to side.

KITCHEN/DINER:

Shaker style range of low level units with grey roll top worksurfaces incorporating a circular stainless steel sink. Range style Cookmaster double oven and grill with 5-ring gas hob and extractor fan above, separate spaces for a dishwasher and low level fridge. Areas of floating shelving, tiled flooring, radiator, recessed spotlights and secondary glazed windows with fitted blinds to either side of the property.

UTILITY ROOM:

Roll top worksurface with shelving above, space for washing machine, tumble dryer and freezer, wall mounted Worcester Bosch Comb boiler, high level storage cupboard, tiled flooring, radiator, coats hanging area and French doors with secondary glazing open out to a patio and garden beyond.

BATHROOM:

Roll top claw foot ceramic bath, fully tiled corner shower cubicle with rainfall showerhead, low level wc, traditional style pedestal sink with glass mirror above and shaver point, tiled flooring, fully tiled walling, radiator, recessed spotlights, extractor fan and dual aspect with obscured windows to side and rear both with fitted blinds.



FIRST FLOOR LANDING:

Areas of shelving, high level oak beam and a smoke alarm.

BEDROOM:

Feature fireplace with wooden mantel, attractive wall oak beam, fitted carpet, radiator, hatch with ladder to part boarded loft, sash window to front and door into:

EN SUITE SHOWER ROOM:

Fully tiled shower cubicle with rainfall showerhead and feature oak beam above, low level wc, wash hand basin, shaver point, tiled flooring, fully tiled walling, recessed spotlight and extractor fan.

BEDROOM:

Two separate built-in wardrobes with cupboards above connected by floating shelving, fitted carpet, radiator, hatch to loft and sash window to rear.

From the kitchen a second staircase rises to:

SINGLE BEDROOM/OFFICE

Currently used as an office with built-in furniture, radiator, carpet, beamed walling, good size storage area and window with secondary glazing to rear.

OUTSIDE REAR:

Large paved patio providing plenty of room for good size garden table and chairs, area laid to lawn with some mature planting, shrubs and various flower bed borders. Small courtyard area, brick built coal storage area, bin storage, electric sockets and lighting and an outside tap.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

AGENTS NOTE:

Wooden gate opens with access to a garage and parking space providing the new owner an option to rent.





Ground Floor **First Floor**

Approx. Gross Internal Area 1186 ft² ... 110.2 m²

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.

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