



ROCHESTERS, CHURCH ROAD
ROTHERFIELD - £595,000



Rochesters

Church Road, Rotherfield,
Crowborough, TN6 3LE

**Entrance Porch - Entrance Hall - Living Room - Utility
Downstairs Shower Room - Kitchen - Three Bedrooms
Family Bathroom - Driveway & Integral Garage
Attractive Front & Rear Gardens
CHAIN FREE**

Set in the charming village of Rotherfield, this detached family home enjoys a prime position with captivating views over the picturesque countryside to the rear. A five-bar gate opens onto the driveway, providing off-road parking and access to the integral garage. The interior begins with a covered entrance porch, an integral garage with potential to convert subject to the usual planning consents and a spacious entrance hall. From the entrance hall, doors connect to a generously sized living room and a utility room. Accessed via the utility is a convenient downstairs shower room and door into the kitchen which overlooks the beautiful rear garden. Upstairs, the property offers three comfortable bedrooms and a family bathroom. A standout feature of this home is its rear garden, which merges with the rural landscape beyond. This much-loved home is introduced to the market chain free and provides a new family the opportunity to modernise and refresh along with the option to become part of the highly regarded Rotherfield community.

Double glazed door leads into:

PORCH:

Tiled flooring, coats hanging area, wall light and wooden door into:

INTEGRAL GARAGE:

Accessed via an up/over door with concrete floor, electrics, electric consumer unit & gas meter, wall mounted Worcester Bosch boiler, floating shelving and part boarded storage area.

ENTRANCE HALL:

Fitted carpet with Parquet flooring beneath, smoke alarm, radiator, wall mounted Honeywell thermostat and understairs cupboard ideal for storage.

LIVING ROOM:

Stone fireplace with electric inset fire (not tested) stone hearth and mantel, fitted carpet, two radiators and the benefit of being triple aspect with double glazed windows to front, side and rear with lovely views over the garden and open farmland beyond.



UTILITY ROOM:

High and low level units with roll top work surface, washing machine and tumble dryer, open cupboard with hanging rail, fitted carpet, double glazed window to rear and opening to:

KITCHEN:

Range of high and low level units with granite effect work tops, one and half bowl stainless steel sink with mixer tap, fan assisted oven with 4-ring electric hob and extractor fan above, dishwasher and fridge/freezer, breakfast bar with seating area beneath, tile effect vinyl flooring, radiator, part tiled walling, double glazed window overlooking the garden with fabulous far reaching views over farmland and door to side with access to the rear garden. (Recently replaced flat roof with a 10 year guarantee).

SHOWER ROOM:

Fully tiled shower cubicle with hand held shower attachment and glass door, low level wc, sink with tiled splashback with mirror and light above, wall mounted ladder style towel rail, wood effect vinyl flooring and obscured double glazed window to rear with fitted blind.

Stairs rise with double glazed window to:

FIRST FLOOR LANDING:

Fitted carpet, smoke alarm, small loft hatch and doors to:

MAIN BEDROOM:

Currently used as a twin bedroom with potential to create an en suite and currently comprising a pedestal wash hand basin with glass mirror and light above, floating shelving, large cupboard with hanging rail and shelving, further cupboard with shelving, recently installed fitted carpet, two radiators and dual aspect with double glazed windows to front and window to rear enjoying far reaching views.

BEDROOM:

Double wardrobe with hanging rail and shelving, fitted carpet, radiator and double glazed window to front.

BEDROOM:

Fitted carpet, radiator and double glazed window to rear with far reaching views.

FAMILY BATHROOM:

Panelled bath with mixer tap and hand held shower attachment, low level wc, pedestal wash hand basin with glass mirror and light above, part tiled walling, heated towel rail, wall mounted electric heater, cupboard housing the water tank with slatted shelving, wood effect vinyl flooring and two double glazed windows to rear with far reaching views.

OUTSIDE FRONT:

Five bar wooden gate provides access into the gravel driveway with off road parking for numerous vehicles, selection of mature planting with hedge boundaries, wooden gate with side access which currently offers a coal store and wooden shed.



OUTSIDE REAR:

The rear garden offers superb views over the neighbouring farmland with a wooden summerhouse located on a paved patio. The remainder of the garden being mainly laid to lawn with mature trees, pretty shrubs and flower bed borders, enclosed by hedge and fence boundaries.

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 approximately hourly. 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 approximately an hour's drive.

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 Heating

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.



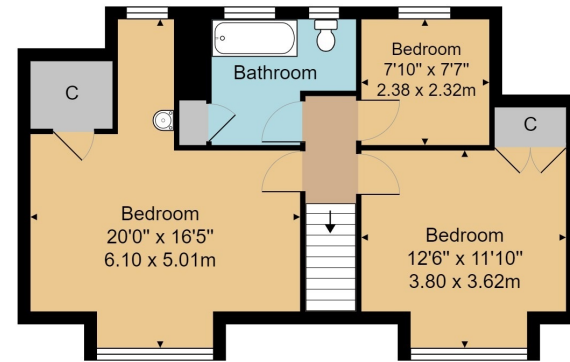
Beacon Road, Crowborough,
East Sussex, TN6 1AL

Tel: 01892 665666

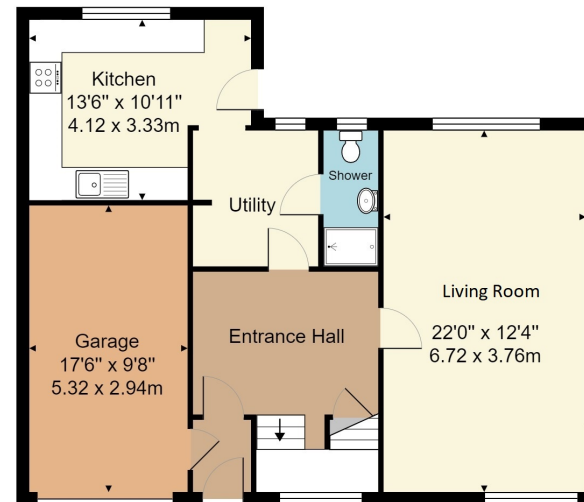
Email: crowborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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First Floor



Ground Floor

Energy Efficiency Rating		
Very energy efficient - lower running costs		
100-149	A	81
81-110	B	
61-80	C	58
41-60	D	
21-40	E	
1-20	F	
Not energy efficient - higher running costs		
1-20	G	
England, Scotland & Wales		EU Directive 2002/91/EC

Approx. Gross Internal Area 1434 ft² ... 133.3 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.