

A photograph of a two-story white cottage with a brick base and a large tree in the foreground. The cottage has a white door, a brick chimney, and a small garden area with a wooden fence. The text "ROUGHETTS COTTAGE, SAND HILL LANE" and "ERIDGE GREEN, TUNBRIDGE WELLS - £599,995" is overlaid on the bottom left.

ROUGHETTS COTTAGE, SAND HILL LANE
ERIDGE GREEN, TUNBRIDGE WELLS - £599,995



WOOD &
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Sales, Lettings, Land & New Homes

Roughetts Cottage

Sand Hill Lane, Eridge Green,
Tunbridge Wells, TN3 9LP

Entrance Porch - Entrance Hall - Sitting Room

Kitchen/Diner - WC - Three Bedrooms - Family Bathroom

Front Garden And Off Road Parking - Rear Garden & Patio

Fantastic Far Reaching Views

Set in a tranquil rural location between Crowborough and Tunbridge Wells, this charming three-bedroom semi-detached house features weatherboarded exteriors and offers stunning countryside views to the south from the rear. The property presents spacious accommodation, including a bright and airy kitchen/diner with French doors opening to the garden, a cosy sitting room with wood burning stove, and a conservatory. On the first floor, there are three bedrooms, two of which boast exceptional long-distance views, along with a family bathroom. To the front, there is off-road parking, while the rear garden benefits from a southerly aspect and picturesque views.

Timber stable door into:

ENTRANCE PORCH:

Utility area with space for washing machine and tumble dryer and access into:

ENTRANCE HALL:

Built-in units with space for a large fridge/freezer.

STUDY:

Space for office furniture/workstation and window to front.

SITTING ROOM:

Feature fireplace incorporating a wood burning stove with oak bressummer, brick surround and stone hearth, beamed ceiling and double doors opening to a Conservatory.



CONSERVATORY:

uPVC double glazed surrounds and double doors opening to rear patio and garden beyond.

KITCHEN/DINER:

Kitchen Area:

Range of wall and base units with wooden worktops and tiled splashbacks over incorporating a one and half bowl ceramic sink. inset rangemaster style oven with ceramic hob and extractor fan over, integrated dishwasher, centre island with granite worktop and window to front.

Dining Area:

Use of dual aspect fireplace shared with sitting room, ample space for large dining furniture, window to side and two windows and doors to rear garden.

WC:

Victorian style cistern and high level wc, pedestal wash hand basin and window to front.

FIRST FLOOR LANDING:

Doors to:

BEDROOM:

Built-in wardrobe cupboard and window to rear with far reaching views.

BEDROOM:

Fitted carpet and window to rear.

BEDROOM:

Fitted carpet and window to side.

FAMILY BATHROOM:

Roll top bath, enclosure with shower, wc, pedestal wash hand basin, beamed ceilings and window to front.

OUTSIDE FRONT:

Off road parking area for several vehicles and a picket fence with gate opens to an area of garden principally laid to lawn with access to main entrance.



OUTSIDE REAR:

Enjoying a southerly aspect and beautiful far reaching countryside views the garden includes a patio adjacent to the property ideal for outside seating and entertaining. The remainder of the garden is laid to lawn enclosed by hedge and natural boundaries.

SITUATION:

Eridge Green in East Sussex is a small village located between Crowborough and Tunbridge Wells with access to train services at either Eridge, Jarvis Brook or Tunbridge Wells. Crowborough town centre to the south provides a wide range of supermarkets, doctors, dentists, a good range of schooling for all ages as well as a leisure centre. The larger spa town of Royal Tunbridge Wells to the north provides all of the above and an excellent mix of retailers & eateries spread through the Pantiles, The Old High Street and Victoria Place Shopping Mall.

COUNCIL TAX BAND:

E

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 & Electricity

Heating - Oil

Private Drainage - Septic Tank

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.

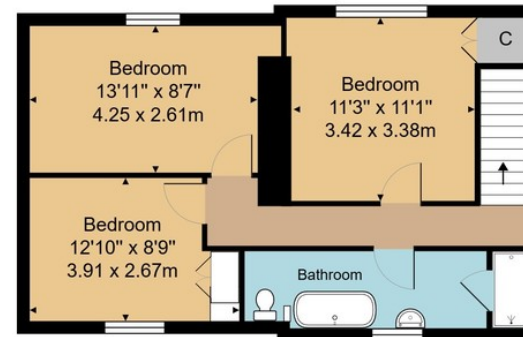


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Tel: 01892 665666

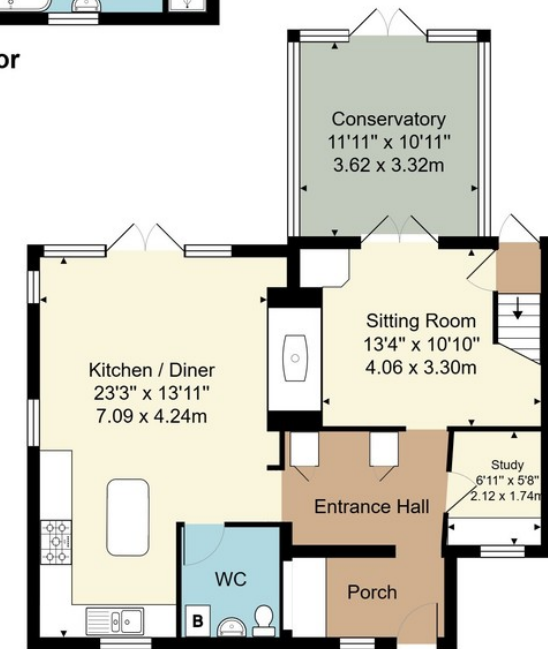
Email: crowborough@woodandpilcher.co.uk

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

www.woodandpilcher.co.uk



First Floor



Ground Floor

Approx. Gross Internal Area 1396 ft² ... 129.7 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.