



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi-Detached House
- 2 Bedrooms
- Sitting/Dining Room
- Rear Garden
- On Road Parking
- Energy Efficiency Rating: D

**High Street, Rotherfield**

**Offers Over: £400,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 2 Providence Cottages, High Street, Rotherfield, Crowborough, TN6 3LJ

Offered to the market chain free is this semi-detached Victorian property, built in 1882, features a modern interior with high ceilings and a spacious layout. The ground floor comprises an open-plan sitting & dining rooms both with attractive fireplaces, a kitchen, and a cloakroom. Upstairs, there are two double bedrooms and a large family bathroom.

The property benefits from a private garden with a large decking area, ideal for outdoor entertaining. Located on in the heart of Rotherfield, it offers easy access to local shops and village amenities. On-street parking is available throughout the village.

Door into:

### SITTING AREA:

Open fireplace with wooden mantle, flagstone hearth, brick cheeks and slate tiles with inset log burner, oak laminate flooring, radiator, wall lights, large window to front and exposed oak beam with a step down to:

### DINING ROOM:

Open fireplace with wooden mantle, brick cheeks and slate hearth, oak laminate flooring, radiator, ceiling light, window to the rear overlooking the decking area and brick steps down into:

### KITCHEN:

Fitted with a range of high and low units with wooden worktops incorporating a sink with swan neck mixer tap. Appliances include an inset oven/grill with five ring gas hob and extractor hood over and spaces for a fridge/freezer and dishwasher. Tiled flooring, two windows and door leading out to rear decking area and door to:

### CLOAKROOM:

Low level wc, wall mounted wash hand basin, space for washing machine, radiator and window to the rear.

Carpeted stairs lead from the dining room to:

### FIRST FLOOR LANDING:

Radiator and loft hatch.

### BEDROOM:

Built in custom made wardrobes, fitted carpet, radiator and window to the front.

### BEDROOM:

Fitted carpet, radiator and window to the rear.

### BATHROOM:

Large bath with mixer tap, rain showerhead over with wall mounted controls, low level WC with concealed cistern, wash



hand basin inset to large vanity unit with mixer tap and plenty of storage below, marble effect walls, tiled flooring and window to the rear.

Stairs leading from the dining room down to:

**CELLAR:**

Various media points, wood laminate flooring and radiator.

**OUTSIDE:**

Side access gate to rear garden and featuring a decked area adjacent to the property that provides space for a large garden table and chairs. Steps then lead down to a walled garden with a brick paved area, garden shed and planter area around the perimeter of the garden.

Public on road parking within the village.

**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 approximately an hour's drive.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

D

**VIEWING:**

By appointment with Wood & Pilcher 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](http://www.gov.uk)

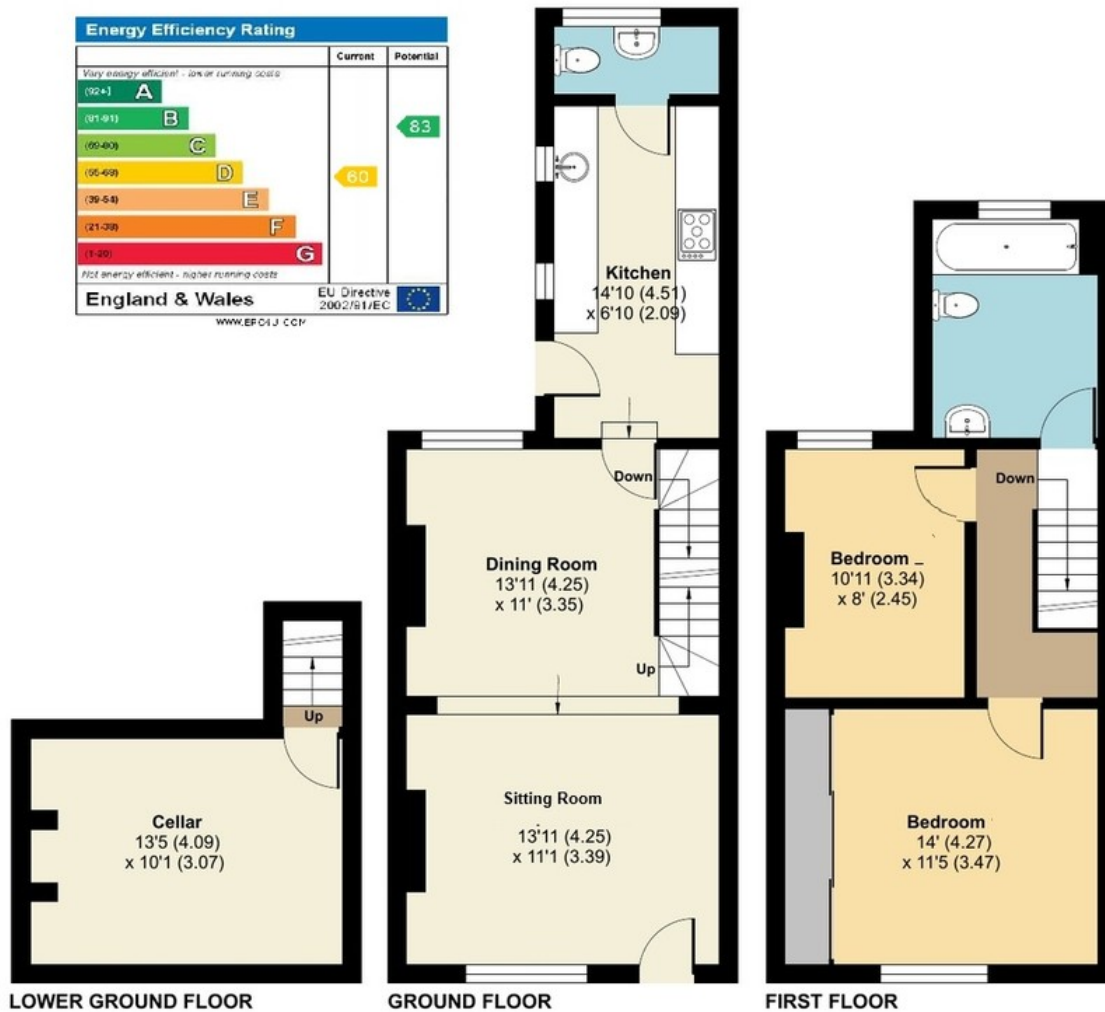
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas



Approximate Area = 1005 sq ft / 93.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom2025. Produced for Wood & Pilcher. REF: 1262835

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211  
Crowborough 01892 665666  
Southborough 01892 511311  
Tunbridge Wells 01892 511211  
Letting & Management 01892 528888  
Associate London Office 02070 791568

