



1 OAK COTTAGES, YEW TREE LANE  
TOWN ROW ROTHERFIELD - £685,000



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# 1 Oak Cottages

Yew Tree Lane, Rotherfield,  
Crowborough, TN6 3JB

**Entrance Porch - Kitchen/Dining Room - WC**

**Conservatory - Play Room - Sitting Room - Four Bedrooms**

**En Suite Bathroom - Family Bathroom - Off Road Parking**

**Garage - Rear Garden & Patio**

Offered to the market chain-free, this well-appointed semi-detached home is situated on the outskirts of the charming village of Rotherfield, within the hamlet of Town Row. The property offers spacious and beautifully presented accommodation, ideal for modern family living. The home features four generously sized bedrooms, including a main bedroom complete with a private balcony and a large modern en-suite bathroom, while a family bathroom provides convenience and privacy for the remaining bedrooms. On the ground floor, the property comprises a welcoming entrance hall, two inviting reception rooms, a downstairs wc and a spacious kitchen/dining room, perfect for family meals. A light-filled conservatory extends the living space and creates a wonderful connection to the outdoors, making it a delightful spot to enjoy year-round. Externally, the property benefits from off-road parking and a garage, offering ample space for vehicles. The rear garden is of a generous size and features a patio area ideal for outdoor entertaining, a lawned area, and a charming pathway leading through a trellis to a second patio, garden shed, and vegetable patch. In summary, this property seamlessly blends modern living with the tranquillity of its countryside location, offering a spacious and adaptable family home.

## **COVERED ENTRANCE PORCH:**

Solid oak door into:

## **KITCHEN/DINING ROOM:**

Dining Area:

Set within a brick surround is space for oven/hob with low level units incorporating drawer storage and solid full stave oak worksurfaces to the side, understairs seating storage area and cupboard housing electric meter, quarry tiled flooring, radiator, window to front with fitted plantation blinds and opening into:

Kitchen Area:

Range of low level units with solid full stave oak worksurfaces above incorporating a double sink with swan mixer tap. Integrated appliances include a dishwasher and washing machine and space for American style fridge/freezer, wall lighting, radiator and two windows, one to the rear garden and the other into the Conservatory.





**DOWNSTAIRS WC:**

Low level wc, wooden vanity unit with basin and swan neck tap, floor to ceiling storage unit and part wood panelled walling and quarry tiled flooring.

**CONSERVATORY:**

Ceiling light with fan, tiled flooring, radiator and double doors opening to rear garden.

**PLAY ROOM:**

Engineered oak flooring, radiator, window to front with fitted plantation blinds and double doors opening into:

**SITTING ROOM:**

Fireplace with log burner, slate hearth and wooden mantle over, engineered oak flooring, large radiator, wall lighting and dual aspect with window to front with fitted plantation blinds and double doors opening to rear patio.

**FIRST FLOOR LANDING:**

Fitted carpet and window to rear.

**MAIN BEDROOM:**

Two sets of built-in-wardrobes, feature part wood panelled wall with lighting, fitted carpet, radiator, window to side with fitted plantation blinds, double doors open out to a balcony enclosed by metal railings and door into:

**EN SUITE BATHROOM:**

Large walk-in enclosure with electric shower, enclosed bath with handheld shower, low level wc, twin basins set into a vanity unit with storage beneath, floor to ceiling cabinet with mirror, chrome towel rail, lino flooring and window to front with fitted plantation blinds.

**BEDROOM:**

Built-in extensive range of wardrobes, hatch with ladder to part boarded loft, fitted carpet, radiator and window to front with fitted plantation blinds.

**BEDROOM:**

Built-in wardrobe, radiator, fitted carpet and window to front with fitted plantation blinds.

**BEDROOM:**

Built in storage area, engineered oak flooring, radiator and large window to rear.

**FAMILY BATHROOM:**

Enclosed bath with electric handheld shower head over, low level wc, pedestal wash hand basin, bidet, floor to ceiling wall tiling, lino flooring and obscured window to rear.





#### OUTSIDE REAR:

Recently landscaped the garden features an Indian sandstone tiled paved patio area with space for garden table and chairs and side access. The remainder of the garden is principally laid to lawn enclosed by a selection of flower beds and established planting. A paved path with wooden trellis leads to a further Indian sandstone paved patio, a garden shed and vegetable patch.

#### OUTSIDE FRONT:

Timber gates open to an area for off road parking and a garage accessed via an electric door. Steps then rise to an area of garden with areas of mature planting and a pond. Steps with side access to rear garden.

#### SITUATION:

The property is set to the fringes of 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:** 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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas & Electricity

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.



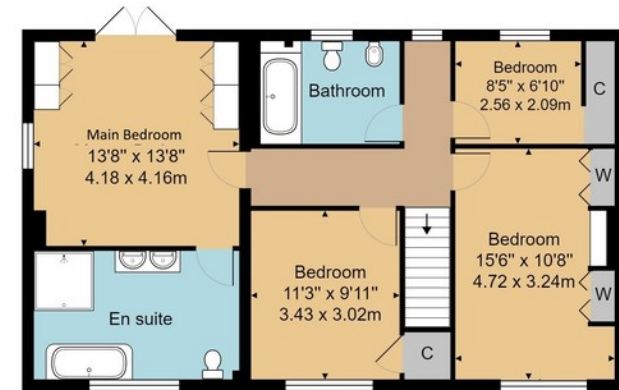
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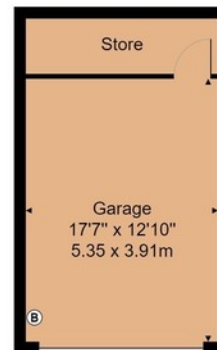
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First Floor



Lower Ground Floor



Ground Floor

House Approx. Gross Internal Area 1920 sq. ft / 178.4 sq. m  
Approx. Gross Internal Area (Incl. Garage) 2196 sq. ft / 204.1 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.