



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached Bungalow
- 3 Bedrooms
- Beautiful Countryside Views
- Front & Rear Gardens
- Single Garage & Driveway
- Energy Efficiency Rating: D

New Road, Rotherfield

£460,000

woodandpilcher.co.uk



Channings, New Road, Rotherfield, Crowborough, TN6 3JT

Set in a super location towards the outskirts of the village of Rotherfield is this lovely and well presented three bedroom semi-detached bungalow offering a beautiful rear garden with amazing countryside views and potential to extend subject to the usual planning consents. The accommodation comprises a spacious sitting room/dining room, kitchen/breakfast room and a recently installed shower room. Externally is off road parking and a single garage.

Obscure double glazed Upvc door into:

ENTRANCE HALL:

Loft hatch with pull down ladder with access to attic with electrics, wall mounted thermostat control, telephone point and doors to:

BEDROOM:

Fitted cupboard with hanging rail and shelf and also housing the hot water cylinder with slatted shelving and the water and heating controls, dado rail, radiator, tv point and double glazed window to front.

BEDROOM:

Radiator, tv point and double glazed window to side.

BEDROOM:

Fitted triple wardrobe with hanging rail and shelving, radiator and double glazed window to front.

SHOWER ROOM:

Recently installed shower, low level wc and wash hand basin set into a vanity unit, part tiled walling, radiator, tiled flooring and obscure window to side.



SITTING/DINING ROOM:

Chimney breast with inset gas fireplace and tiled hearth, space for dining table and chairs, corner coving, two radiators, tv point and double glazed sliding patio doors to the rear garden.

KITCHEN/BREAKFAST ROOM:

Range of matching wall and base units with wood effect roll top work surface and tiled splashback, one and half sink bowl and drainer with chrome mixer tap, separate spaces for freestanding washing machine and low level fridge, integrated oven with 5-ring stainless steel gas hob with extractor fan above, radiator, under unit and inner cupboard lighting together with recessed spot lights, corner coving, tile effect laminate flooring, double glazed window to rear and double glazed door to side.

OUTSIDE:

To the front is a tarmac driveway with off road parking for several vehicles with outside light and access to the SINGLE GARAGE with up/over door and housing the Viesmann boiler, wall mounted meters and fuses, space for further appliances and personal door to the rear garden. The remainder of the front garden is mainly laid to lawn with flower borders and hedgerow to side, outside light.

SITUATION:

Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area boasts excellent state and private schools for both junior and secondary levels, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events. To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

COUNCIL TAX BAND:

D

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

Planning Permission - Planning application submitted for Highfields Farm.

Please refer to agent for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



Total Area: 80.2 m² ... 863 ft²

Whilst every attempt has been made to measure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate, 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. Any 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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