



STATION ROAD, ROTHERFIELD

CROWBOROUGH - £365,000



WOOD & PILCHER

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1 Ridgemount, Station Road, Rotherfield, Crowborough,  
TN6 3HL

Entrance Hall - Sitting Room - Kitchen/Diner - Downstairs  
Cloakroom/Utility Area - Two Double Bedrooms - Family  
Bathroom - Front & Rear Gardens - On Street Parking

Offered to the market chain free and located just moments from the heart of Rotherfield village, this charming light-filled semi-detached period home occupies an elevated position, enjoying lovely views across open countryside and the Millennium Green. The property is entered via a generously sized entrance hall which leads to a welcoming sitting room featuring a character fireplace. To the rear is a bright and spacious kitchen/dining room with direct access to the garden, complemented by a convenient ground-floor WC/utility room. On the first floor are two well-proportioned double bedrooms and a modern family bathroom. Outside, the rear garden begins with a paved patio area offering a good degree of privacy, beyond which lies a lawned garden with a variety of established shrubs and planting. Parking is available on the street, with a public car park conveniently located opposite the property.

Timber front door:

#### ENTRANCE HALL:

Wood flooring, stairs to first floor, two radiators, double glazed window to front, seating/study area with cupboards to side and oak table top, telephone point, shelving, under stairs cupboards and door into:

#### SITTING ROOM:

This room enjoys beautiful views over the Millennium Green and open countryside to front and comprises of a feature fireplace with wood mantel surround, tiled hearth, iron basket and brick surround, dado rails, picture rails, shelving, carpet as fitted and large double glazed box bay window to front.

#### KITCHEN/DINER:

The dining area comprises of a feature fireplace with quarry tiled floor and inset multi-fuel burner with flue, wood bressumer, made to measure glass panelled bespoke units, additional built-in storage and cupboards, wood flooring, space for dining table and chairs, radiator and double glazed window with aspect over rear garden.





The kitchen offers a range of wall and base units with worktops and upstands, two and half bowl stainless steel sink with mixer tap, brand new double oven with four ring gas hob above, Bosch integrated dishwasher, Viessmann wall mounted gas boiler, tiled flooring, double glazed window and glass panel uPVC door opening out to the rear patio area.

#### DOWNSTAIRS CLOAKROOM & UTILITY AREA:

Low level wc, vanity wash hand basin with storage beneath, separate spaces for washing machine and dishwasher, LED spot lighting, tiled flooring, electric wall heater (not tested), electric underfloor heating, extractor fan and double glazed window to rear.

#### FIRST FLOOR LANDING:

Loft access and range of doors to:

#### BEDROOM:

A good size double bedroom with two double glazed windows overlooking the Millennium Green to front, recess area, built in wardrobe cupboard and further built-in cupboard, carpet as fitted and radiator.

#### BEDROOM:

Recess area with hanging rail, carpet as fitted, radiator and window to side.

#### FAMILY BATHROOM:

Panelled corner bath with shower attachment and tiled surround, dual flush low level wc, vanity wash hand basin with storage beneath, chrome heated towel rail, radiator, vinyl flooring, LED spot lighting and double glazed window to rear.

#### OUTSIDE FRONT:

Areas of raised flower beds, established planting and a selection of trees.

#### OUTSIDE REAR:

Brick block patio adjacent to the property ideal for garden table and chairs, two sheds, one with power and light, steps rising to an area of lawn, various trees, beds and attractive planting with 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. 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.

## 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](http://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](mailto:crowborough@woodandpilcher.co.uk)

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