



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 5 Bedrooms
- Security Deposit: £3,461
- Council Tax Band: F
- Available August
- Energy Efficiency Rating: D
- Utility Room & Downstairs Cloakroom

Yew Tree Lane, Rotherfield

£3,000 pcm



Yew Tree Lane, Rotherfield, Crowborough, , TN6 3JB

BEAUTIFULLY PRESENTED 5 BEDROOM FAMILY HOME IN POPULAR VILLAGE LOCATION

This 5 bedroom detached family home boasts stunning countryside views, 3 reception rooms, off-road parking, a double cart barn, and a lovely south-westerly rear garden, it offers spacious and flexible accommodation, perfect for family living and entertaining.

ACCOMMODATION:

Upon entry, you are greeted by a welcoming entrance hall leading to various living spaces and comprises a sitting room featuring a wood-burning stove, and a bright and airy garden room providing access out to the garden. Additionally, there is a versatile downstairs bedroom that can also serve as a playroom or snug, complete with an en-suite shower room, ideal for accommodating visiting relatives or teenagers.

At the rear of the property, you'll find a well-equipped kitchen, a utility room, and a dining room, offering ample space for family meals and entertaining.

Upstairs, there are four well-proportioned bedrooms, including a main bedroom with an en-suite shower room and complemented by a family bathroom.

Externally, the property features off-road parking at the front and a double cart barn with a log store. However, the highlight of this home is its south-westerly facing rear garden, which boasts stunning countryside views.



In summary, this property seamlessly blends modern living with the tranquility of its countryside location, offering a spacious and adaptable family home.

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.

VIEWING

Strictly by prior appointment with Wood & Pilcher Letting & Management 01892 528888

TERMS & CONDITIONS FOR TENANCY (SUBJECT TO CONTRACT)

AND INFORMATION FOR PROSPECTIVE TENANTS.

ALL FEES ARE INCLUSIVE OF VAT AT 20%

1. **Holding Deposit** (per Tenancy):

One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

2. **COSTS PAYABLE BEFORE THE COMMENCEMENT OF A TENANCY:-**

One month's rent

Security deposit: **Five weeks' rent** (per Tenancy. Rent under £50,000 per year)

or

Six weeks' rent (per Tenancy. Rent of £50,000 or over per year)

This covers damages or defaults on the part of the tenant during the tenancy.

Please note commencement costs must be paid in cleared funds, i.e. Debit Card, Cash, Bankers Draft or Building Society Cheque.

3. Please be advised that your Bank may charge for providing a reference, which should be settled direct.

4. All rents are exclusive of council tax, electricity, gas, oil, telephone, water and sewage charges - unless otherwise agreed.

5. A draft copy of the Tenancy Agreement is available in our office for perusal between the hours of 09:00 – 16:30 Monday – Saturday.

6. Stamp Duty Land Tax may be payable on the Tenants copy of the Tenancy Agreement.

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

