



**NEW ROAD**

**ROTHERFIELD - £450,000**



**WOOD & PILCHER**

*Sales, Lettings, Land & New Homes*

Locksley, New Road, Rotherfield, TN6 3JP

Entrance Hall - Kitchen - Dining Room/Study - Sitting Room - Cloakroom - Three Bedrooms - Family Bathroom  
Front & Rear Gardens - Driveway - Garage  
CHAIN FREE

Set back from the road behind a mature hedgerow and front lawn is this detached three-bedroom family house. You enter the house through the spacious external porch where a door opens into the entrance hall. The entrance hall gives access to each of the rooms and has a deep cupboard beneath the stairs. Ahead of you is the kitchen, which has high/low cabinets and work surfaces. There is space for both an oven and tall fridge freezer. A sink and drainer are at the rear with a wide window above looking onto the garden. A side door from the kitchen takes you to both the utility space with plumbing for a washing machine and to the garden as well. Next to the kitchen is the dining room which could also lend itself as a study. It has space for a dining table and chairs along with further furniture if desired. A spacious sitting room is full of light from its dual aspect, with views onto both the front and rear garden. It has plenty of space for sofas and a table and chairs. A gas fire with stone surround creates a focal point to the room and there is a door giving access to the garden. Completing the ground floor is a useful cloakroom, accessed from the hall. On the first floor a spacious landing gives access to the three bedrooms and bathroom. There is also a fitted cupboard, wide window, and access to the loft. The three bedrooms are all double rooms, with the third bedroom otherwise a large single room. Both the master bedroom and second bedroom benefit from fitted storage and views to the Millennium Green. The family bathroom has a bath, WC, wash basin, heated towel rail and frosted double glazed window. Outside, the garden wraps around the whole of the house with a lawn to the rear and front. There is access to the single garage with power and light whilst there is parking for 2 vehicles on the front driveway. Available chain-free.

#### ENTRANCE HALL:

Carpeted, radiator and understairs cupboard with light.

#### KITCHEN:

Low and high cabinets with work surfaces, sink and drainer and space for oven. Stand alone boiler, vinyl wood effect flooring, window to garden and door to utility area with garden access.



**DINING ROOM/STUDY:**

Space for table and chairs, carpeted, radiator and wide window to garden.

**SITTING ROOM:**

A dual aspect room featuring a gas fireplace with stone surround, carpeted, two radiators and door to garden.

**CLOAKROOM:**

WC, wash basin, fitted cupboard, vinyl flooring and side window.

Carpeted stairs to first floor with window over landing. Fitted cupboard and loft access.

**BEDROOM:**

Two fitted single wardrobes, recently fitted carpets, radiator and wide window with elevated views of Millennium Green.

**BEDROOM:**

Fitted cupboard, space for bedroom furniture, carpeted, radiator and window with elevated views of Millennium Green.

**BEDROOM:**

Radiator, carpeted and a wide window.

**BATHROOM:**

Bath with shower attachment, WC, wash basin and wall mounted heater. Wood effect vinyl flooring and frosted window.

**OUTSIDE REAR:**

Lawned rear garden, extending to side and wrapping to front of the house.

**OUTSIDE FRONT:**

Driveway with parking for two cars and access to garage. Lawned front garden, mature selection of trees/hedgerow and a fitted log store.

**SITUATION:**

Rotherfield is a picturesque village in the High Weald Area of Outstanding Natural Beauty, rich in history and surrounding open countryside. The village itself is a welcoming community with local charities and societies offering plenty of activities throughout the year for all ages.



Rotherfield Stores is a useful convenience shop with a post office whilst there are also two public houses, a chemist, doctors' surgery, and the historic St Deny's Church. For transport, it is served with a frequent bus service, stopping at nearby villages as well as Royal Tunbridge Wells and Eastbourne. For city links, Crowborough train station is just a short drive away with ample parking available. Gatwick airport is also within easy reach with access by car taking less than an hour. For education, there is a popular pre-school as well as Rotherfield primary school. Further educational facilities are available within all the surrounding villages and towns. There are plenty of countryside walks on the doorstep with Millennium Green and Hornshurst Woods popular choices. There is a large recreational ground in the village with a play park, Bowles green and football pitch. All in all, a desirable place for families to grow in a safe village built on a great community spirit.

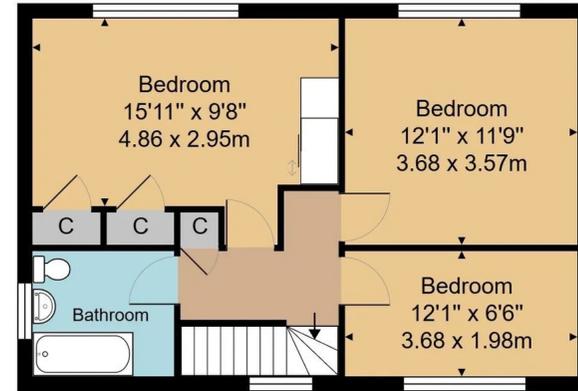
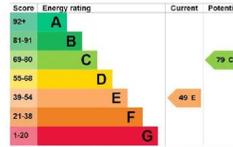
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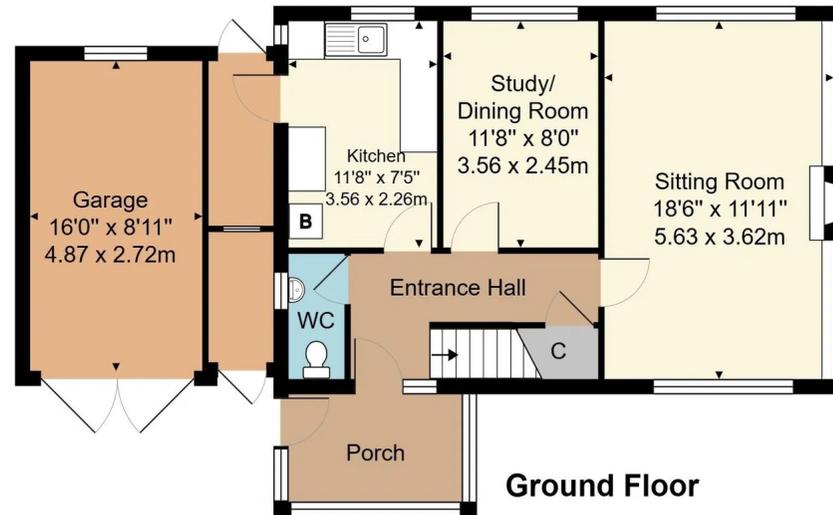
VIEWING:  
By appointment with Wood & Pilcher Crowborough  
01892 665666

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

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.



First Floor



Ground Floor

House Approx. Gross Internal Area 1102 sq.ft / 102.3 sq. m  
Approx. Gross Internal Area (Incl. Garage) 1314 sq. ft / 122.1 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.



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