



NORTH STREET
ROTHERFIELD - £399,950



3 North Street, Rotherfield, TN6 3LY

Sitting/Dining Room - Kitchen/Breakfast Room - Three Bedrooms - Bathroom - Front & Rear Gardens - Garden Room/Office - On Street Parking

Set back from the road behind a neat low brick wall with fencing and gate is this charming Grade II listed period home with its attractive tile hung exterior. You enter into a good sized sitting/dining room with laminate wood effect flooring, exposed brick chimney breast with inset log burning stove and endless exposed timbers and beams. There is space for sofas and a large table and chairs, making it a great all round family room. Sliding glass panelled doors allows the sitting/dining room to flow seamlessly into the kitchen which itself is a light and airy room. It has a fitted country style kitchen/breakfast room with ample fitted cabinets and solid oak work surfaces. There is an integrated fan oven and grill, along with a gas hob and sink with drainer, which sits beneath the window with its pleasant garden views. The kitchen has space for further white goods as well as a small table and chairs. A traditional stable door opens onto the garden. Carpeted stairs from the sitting/dining room take you to the first floor where the first two bedrooms and family bathroom are accessed from the landing. The master bedroom is a spacious double room and is at the front of the house. It has thick carpets, ornate window, exposed beams and timbers along with useful fitted storage. Bedroom two is a large single bedroom or small double bedroom with thick carpets, wide window with pleasant views and exposed timbers and beams. Completing the first floor is the shower room which has been modernised in recent years with lovely mosaic effect floor tiles and bath with shower over, boasting brushed black fittings and splash back surround. There is also a WC, wash basin, heated towel rail and frosted window. A further set of carpeted stairs take you to the second floor where the third bedroom is found. It is another small double or large single bedroom with fitted storage, carpeted floors, fitted storage and stunning views from the two Velux windows. Outside, the garden has a secluded raised patio area, two decking areas, a spacious lawn along with a garden shed, garden room/office and parking is available easily on street.



Wooden front door with fitted doormat opens into sitting/dining room.

SITTING/DINING ROOM: Exposed brick chimney breast with log burning stove, attractive exposed beams and timbers along with space for sofas and large table and chairs. Wood effect laminate flooring, three radiators, cupboard housing gas and electric meters along with consumer unit and a wide window to front.

KITCHEN/BREAKFAST ROOM: Ample fitted high and low cabinets with solid oak work surfaces and a sink with mixer tap and drainer beneath a wide window. Appliances include an integrated fan oven and grill with a four ring gas hob along with space for a washing machine, dishwasher and tall fridge/freezer. Space for small table and chairs, tiled flooring and glazed stable door to garden.

Carpeted turning staircase to first floor.

BEDROOM: A double bedroom with two double fitted wardrobes, single fitted cupboard and exposed timbers and beams. Thick carpets, radiator and window to front.

BEDROOM: A small double/large single bedroom with space for bedroom furniture and exposed beams and timbers. Thick carpets, radiator and wide window to garden.

BATHROOM: A modern, stylish bathroom suite comprising a bath with brushed black rain head shower, separate handheld shower attachment with splash back. WC and wash basin. Heated towel rail, mosaic effect floor tiles, spotlights and wide frosted window.

Carpeted turning staircase to second floor.

SECOND FLOOR BEDROOM: A small double/large single bedroom with fitted wardrobes and exposed timbers and beams. Fully carpeted, two radiators and two velux windows.

OUTSIDE FRONT: Hardstanding front garden with space for bin storage, a low wall and gate.

OUTSIDE REAR: Private decked area with outside tap and walled/fenced surround. Attractive gravelled area with footpath leading to a private raised patio with walled surround and space for a BBQ and table/chairs.



Spacious lawn with further decking area at rear and garden shed. Garden room with laminate flooring, power points, window, lighting and built in work bench.

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. For education, there is a popular pre-school as well as Rotherfield primary school.

COUNCIL TAX BAND: C

TENURE: Freehold

VIEWINGS: 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
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas

AGENTS NOTE: Subject to separate negotiation a garage en bloc could also be included within the sale.

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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House Approx. Gross Internal Area 951 sq. ft / 88.4 sq. m
Outbuilding Approx. Internal Area 143 sq. ft / 13.3 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.