

REAR VIEW



CHURCH ROAD, ROTHERFIELD

CROWBOROUGH - £950,000



Hillcroft, Church Road, Rotherfield, Crowborough,  
TN6 3LA

Porch - Entrance Hall - WC - Cellar - Lounge - Garden  
Room - Sitting Room - Dining Room - Kitchen/Breakfast  
Room - Utility Room - Seven Bedrooms - Two Bathrooms  
Extensive Gardens - Garage - Off Road Parking

Hillcroft is a charming seven bedroom detached house, originally constructed by the renowned local builder, Mr. Moon, in the late 1890s. Built to his own exacting standards, the property offers stunning views of Rotherfield Church Spire visible in the distance. Surrounded by generous gardens, Hillcroft enjoys a private and secluded setting, complete with a garage and off-road parking. The house is full of character, boasting features such as an inglenook fireplace, oriel windows, and spacious accommodation spread over three floors. The current owner has treasured this remarkable home for approximately 35 years, and properties of this size and location are a rare find on the market.

#### TIMBER & BRICK PORCH:

Quarry tiled flooring and timber front door opens into:

#### ENTRANCE HALL:

A welcoming beamed hallway featuring an attractive fireplace incorporating an iron basket with quarry tiled hearth, surround and mantle, radiator, stairs to first floor, understairs cupboard with access to cellar and windows to side.

#### CELLAR:

Currently used as a wine store with good ceiling height, space for fridge, shelving area and a window.

#### WC:

WC, pedestal wash hand basin, exposed timber floorboards, mirrored wall, radiator and obscured window to utility.

#### LOUNGE:

Fireplace incorporating an iron basket with quarry tiled hearth, ornate mantle and surround, picture rails, fitted carpet, radiator, window to side and a beautiful curved bay window to rear.





**GARDEN ROOM:**

A beamed room comprising a fireplace incorporating a sussex birdcage insert, quarry tiled cheeks and bespoke made surround, fitted carpet, leaded light window and French doors opening to the rear garden.

**SITTING ROOM:**

Feature inglenook with large oak bressummer above, brick built fireplace with tiled hood, tiled cheeks, brick surround, stone hearth and two inset windows to side. Picture rails, beamed ceilings, fitted carpet, porthole window and a large window overlooking the rear garden.

**DINING ROOM:**

Recessed fireplace with brick mantle and surround, serving hatch, beamed ceiling, radiator, fitted carpet and window to side overlooking the garden.

**INNER HALL:**

Understairs recess with coats hanging area and electric meter, radiator and stairs to first floor.

**KITCHEN/BREAKFAST ROOM:**

Bespoke range of wall and base units with wooden worktops/tiled splashbacks over and incorporating a one and half bowl ceramic sink. Appliances include a 4-ring gas hob with extractor fan over and an eye level twin over. Wall mounted Worcester Bosch gas boiler, two radiators, space for breakfast table and chairs, fitted carpet, laminate flooring, window to front and a window and door to side.

**UTILITY ROOM:**

Space for washing machine and fridge/freezer and door to front.

**FIRST FLOOR LANDING:**

Stairs to second floor, fitted carpet, radiator and beamed ceiling.

**BEDROOM:**

Wardrobe cupboard with storage above, beamed ceiling, picture rails, fitted carpet and a unique curved bay with Oriel windows and glorious views over open countryside to rear and side.

**BEDROOM:**

Cupboard housing hot water tank and shelving, beamed ceiling, radiator, fitted carpet, box bay window to side and window to front.

**BEDROOM:**

Feature fireplace with wood mantle, tiled cheeks, iron basket, built-in twin wardrobe cupboard with storage above, fitted carpet, radiator and dual aspect with windows to side and rear with far reaching views.

**BEDROOM:**

Feature fireplace with iron basket, mantle and surround, wardrobe cupboard, radiator, fitted carpet and window overlooking countryside to rear.

**BATHROOM:**

Wooden panelled bath with tiled surrounds and shower attachment over, wc, vanity wash hand basin with marble worktops, mirrored wall, chrome heated towel rail, radiator, storage cupboard and window to front.

**BATHROOM:**

Panelled bath with built-in showerhead over, wc, vanity wash hand basin, radiator, fitted carpet and window to front.

**SECOND FLOOR LANDING:**

A galleried landing with storage cupboard and window to side.

**BEDROOM:**

Built-in wardrobe cupboard, radiator, fitted carpet and window to rear with countryside views.

**BEDROOM:**

Wardrobe cupboard, eaves storage areas, radiator, fitted carpet and window to front.

**BEDROOM/STUDY:**

Eaves storage, radiator and window to side with views towards Rotherfield Church Spire.

**OUTSIDE:**

Twin pillared entrance provides entry to a driveway with access to a stone built pitched roof tandem garage and in turn to an area of parking adjacent to the property. The generous areas of garden are principally laid to lawn with a extensive selection of mature trees and shrubs, a greenhouse, two timber sheds, area of walling with gate and enclosed by hedge boundaries with a further gate to rear.



**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.

**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





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)

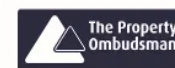
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House Approx. Gross Internal Area  
(Incl. Cellar)  
3132 sq. ft / 290.9 sq. m

Garage Approx. Internal Area  
360 sq. ft / 33.4 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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.