



**CHURCH ROAD**  
ROTHERFIELD - £350,000



**WOOD & PILCHER**  
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Sparrows Yard, Church Road, Rotherfield, TN6 3LG

Sitting Room - Kitchen - Dining Room - Store Room  
Bathroom - Two Bedrooms - Rear Courtyard - Front  
Walled Courtyard

Hidden from the road, this charming property is accessed via a pedestrian gate, where the entrance is found from the private front courtyard. You step into the spacious sitting room, with its dual aspect ensuring plenty of natural light. There is plenty of space for large sofas along with a feature exposed brick fireplace, exposed beams and understairs storage. From the sitting room is the kitchen with smart wood effect vinyl flooring and window to the side. It is a free-standing kitchen with ornate units offering storage at floor and eye level. There is space for the usual white goods along with a butler sink and useful fitted pantry cupboard. A glazed door to the side gives direct access to the rear courtyard. Beyond the kitchen is the dining room, currently used as a snug. It is a light and airy room with space for a table and chairs or sofa. From here a door gives entry to the useful store room which has windows, heating and power. Completing the ground floor is the bathroom which comprises of a bath with shower over, WC, wash basin with storage and frosted window. On the first floor are the two double bedrooms. The master bedroom is a large size with carpeted floors, dual aspect feature, exposed beams, fitted wardrobes and with a separate en-suite which is currently not in use, but offers potential. Bedroom two is another double room with exposed beams, original wood flooring, fitted airing cupboard with immersion tank and wash basin with storage beneath. Outside the property benefits from enclosed front and rear courtyards. The rear courtyard has secure borders and space for seating along with rear gated access. The front walled courtyard is an attractive, south-facing space with feature paving, outside light, mature Wisteria along with plenty of space for seating.

Front door into sitting room:

#### SITTING ROOM:

Light and airy, dual aspect room featuring an exposed brick open chimney and exposed beams. Fitted shelving, under stairs storage with shelving, carpeted and two radiators.



**KITCHEN:**

Free standing kitchen to include high and low cabinets and a deep pantry with light and shelves. Appliances include a free standing oven, dishwasher, washing machine and space for a fridge. Butler sink, radiator, wood effect vinyl flooring, window to side and door to courtyard.

**DINING ROOM:**

Light and airy with space for table and chairs. Part panelled walls, carpeted, radiator and window to side.

**STORE ROOM:**

Concrete floor, power points, lighting, radiator and wide window.

**BATHROOM:**

Bath with power shower over, WC and wash basin with fitted storage beneath. Wood effect vinyl flooring, radiator, extractor fan and frosted window.

Carpeted stairs to first floor:

**BEDROOM:**

A large double, dual aspect bedroom with fitted wardrobes and exposed timbers. Carpeted, radiator and potential for an en suite or additional storage.

**BEDROOM:**

Double light and airy bedroom featuring a wash basin with storage beneath and fitted cupboard housing immersion heater with linen storage. Original floorboards, radiator and access to boarded loft with ladder and light.

**OUTSIDE REAR:**

Enclosed rear courtyard, outside tap, secure borders and rear gated access.

**OUTSIDE FRONT:**

South facing enclosed walled courtyard with feature paving and space for table and chairs. Mature Wysteria, outside light and access to high street via gate.

**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.

TENURE: Freehold

COUNCIL TAX BAND: C

VIEWINGS: By appointment with Wood & Pilcher  
Crowborough 01892 665666

**ADDITIONAL INFORMATION:**

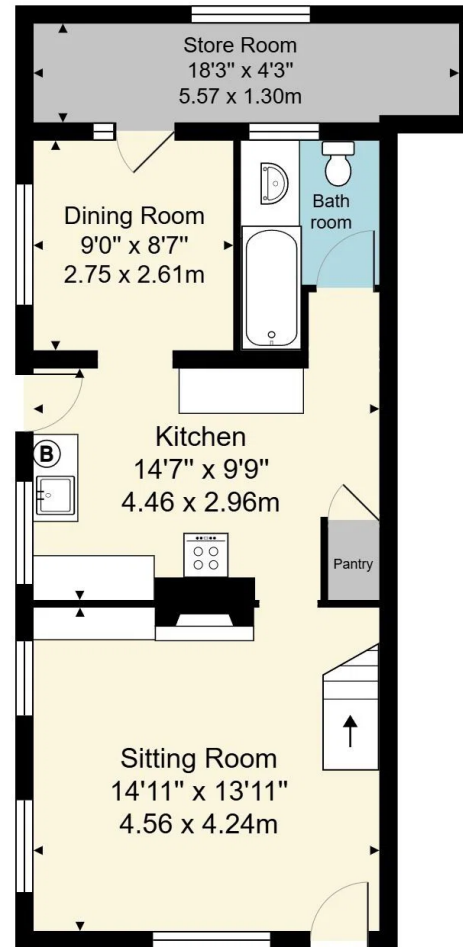
- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)
- Services - Mains Water, Gas, Electricity & Drainage
- Heating - Gas Heating

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.

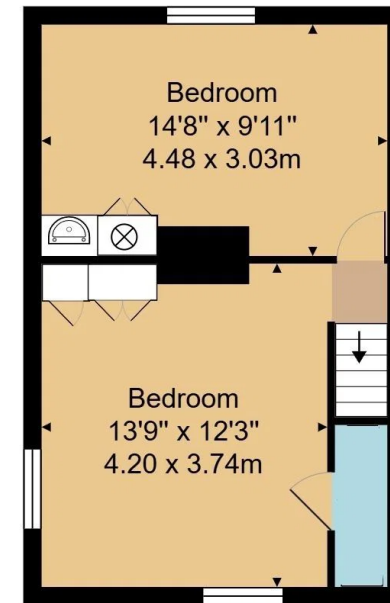


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**Ground Floor**



**First Floor**



Approx. Gross Internal Area 952 ft<sup>2</sup> ... 88.5 m<sup>2</sup>

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.