



**CHURCH ROAD**

**ROTHERFIELD - £675,000**



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



Brecon House, Church Road, Rotherfield, TN6 3LD

Entrance Hall - Dining Room - Sitting Room - Study  
Kitchen/Diner - Rear lobby - Shower Room - First Floor  
Landing - Four Bedrooms - Family Bathroom - Off Road  
Parking - Single Garage - Attractive Garden

Brecon House is a beautiful family home situated in the heart of the Parish of Rotherfield. The house sits proud with its attractive tile hung front and feature bay windows. From the front driveway a block paved path leads you to the covered front door, which opens into a welcoming entrance hall with fitted understairs storage. At the front of the ground floor are the sitting room and dining room. The sitting room is a light and airy room. It has a dual aspect feature with attractive bay window to the corner and French doors to the rear, opening onto the terrace. A modern electric fireplace offers a focal point to the room whilst other features include beautiful stained glass feature windows, exposed beams, picture rails and picturesque countryside views. Next to the sitting room is the dining room, a delightful space for entertaining. It has room for a large table and chairs with features including an attractive period fireplace with wood surround, picture rails and bay window with stunning views of neighbouring fields. Additionally, there is a generously sized study offering ample space for a desk and other study furniture. The well presented kitchen/diner is towards the rear of the house and has lovely solid wood flooring along with ample painted high and low cabinets with solid wood worksurfaces. It offers space for a table and chairs allowing for more casual day to day dining and a wide window giving views of the garden. The kitchen has a range oven with extractor fan, dishwasher, microwave, wine fridge, butler sink and a deep fitted larder cupboard. Beyond the kitchen is a rear lobby with fitted storage, wall mounted boiler, door to the garden and access to the shower room. The shower room is really well presented with a modern suite which comprises of twin sinks with fitted cupboards beneath, WC, tall chrome heated towel rail and wide walk-in rain head shower. A useful cupboard has both plumbing and power points for a washing machine and tumble dryer. The shower room is finished with smart floor and wall tiles and benefits from frosted windows and extractor fan. Back to the entrance hall and carpeted stairs lead you to the first floor landing which is spacious in size and offers access to the loft.







The main bedroom is at the front of the house and is an excellent sized double room with paired windows offering stunning views of rolling fields. The main bedroom has plenty of space for wardrobes and has picture railing along with an attractive feature fireplace. Bedroom two is another sizeable double room with a beautiful bay window to the corner, again offering pleasant views. It has space for wardrobes and has features to include picture railing and attractive feature fireplace. Bedroom three is another double bedroom, full of natural light from its dual aspect feature and with picture railing and space for wardrobes. The fourth bedroom is a smaller double bedroom or large single bedroom with space for wardrobes, views of the garden, picture railing and with an attractive period fireplace. Completing the first floor is the family bathroom which has a bath, WC, wash basin and chrome heated towel rail. There is a spacious fitted airing cupboard and a frosted window. Outside, the pleasant garden is a fantastic family friendly space. A generous sized, part walled block paved terrace is wonderful for entertaining. It has outside power points and lighting. A path with neat topiary to each side leads you to a summer house with its own power supply. The garden is served by a spacious, well maintained lawn with established plants and shrubs and secure fenced boundary. There is an additional shed along with gated access to the front and rear driveways. Between both driveways there is ample space to park several vehicles, with the rear driveway benefiting from a single garage.

Covered stained glass front door to entrance hall.

#### ENTRANCE HALL:

Inset door mat, carpeted, wall lighting and fitted under stairs cupboard.

#### DINING ROOM:

Original feature fireplace, carpeted, radiator, wall lighting and bay window.

#### SITTING ROOM:

Electric fireplace, space for sofas and further sitting room furniture and attractive stain glass feature windows. Carpeted, two radiators, wall lighting, bay window and French doors to garden.

#### STUDY:

Open chimney breast with shelving, fitted cupboard, carpeted, radiator and wide window.

#### KITCHEN/DINER:

Bespoke fitted high and low cabinets, solid wood work surfaces and butler sink. Range oven with five ring gas hob and extractor, fitted dishwasher, wine fridge and microwave. Period fireplace, fitted pantry and space for table and chairs. Solid wood flooring, exposed brick wall, radiator and window.

#### REAR LOBBY:

Fitted cupboards and work surfaces, fitted shelving and wall mounted boiler. Solid wood flooring, radiator, loft access, wide window and external door.

#### SHOWER ROOM:

Wide walk-in rain head shower and twin wash basins, WC and chrome heated towel rail. Extractor fan, tiled flooring, tiled walls, fitted cupboard housing washing machine and tumble dryer and frosted window.

#### FIRST FLOOR LANDING:

Carpeted and with loft access.

#### BEDROOM:

A light and airy double room with original fireplace and space for bedroom furniture. Carpeted, radiator, bay window and second window both with stretching countryside views.

#### BEDROOM:

A bright double room with original fireplace and space for bedroom furniture. Carpeted, radiator and bay window with stretching countryside views.

#### BEDROOM:

A double bedroom with space for bedroom furniture, carpeted and dual aspect.

#### BEDROOM:

A small double or spacious single bedroom with original fireplace, carpeted, radiator and wide window with garden views.

#### BATHROOM:

Bath with hot and cold taps, WC and wash basin. Chrome heated towel rail, fitted storage, carpeted, extractor fan and frosted window.

#### OUTSIDE:

To the front is a brick block path to entrance door and gravelled drive with ample parking.

To the rear the garden enjoys a spacious patio area leading to a well maintained lawn with established planting. There is a summerhouse which has power and a separate shed. Outside lighting, outside taps, front and rear gated access and further drive at the rear with parking and single garage.

#### 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:

E







#### VIEWINGS:

By appointment with Wood & Pilcher Crowborough on  
01892 665666

#### ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

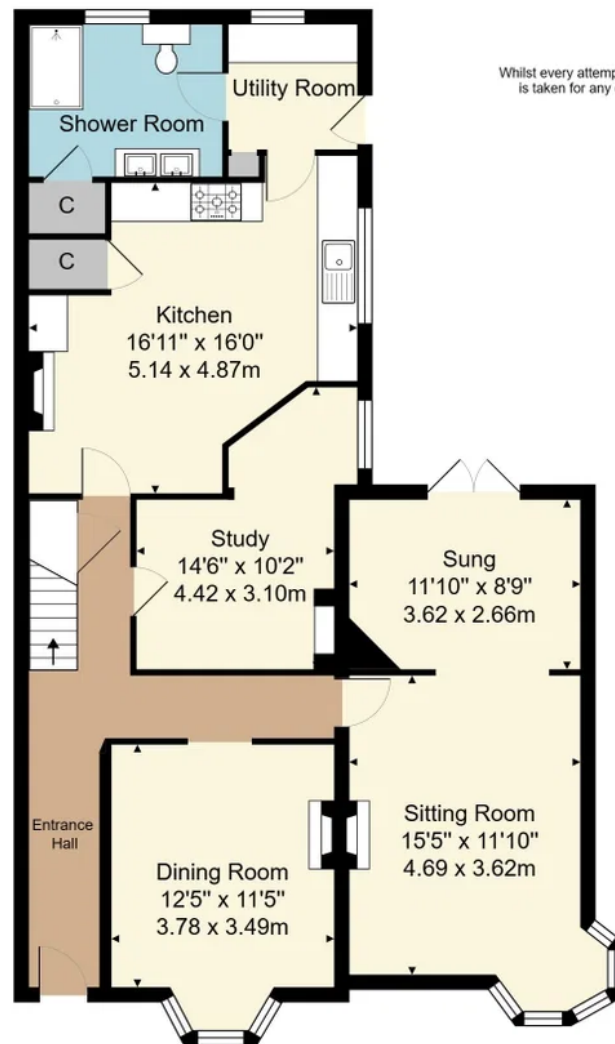
- [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

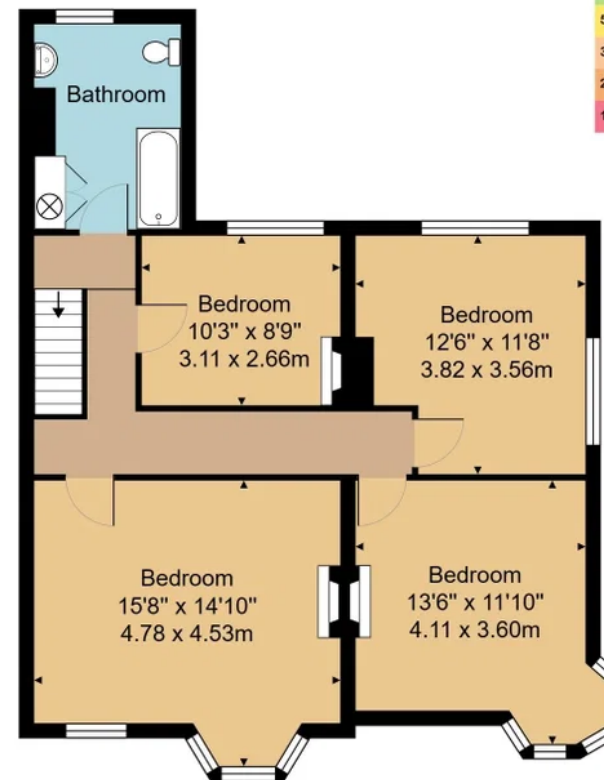
Heating - Gas Heating







**Ground Floor**



**First Floor**

Approx. Gross Internal Area 1940 ft<sup>2</sup> ... 180.2 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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