



NEW ROAD, ROTHERFIELD

CROWBOROUGH - £460,000



WOOD & PILCHER

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6 Springfield Cottages, New Road, Rotherfield,
Crowborough, TN6 3JR

Sitting Room - Dining Room - Kitchen - WC - Three
Bedrooms - Family Bathroom - Off Road Parking
Front & Rear Gardens

This charming Victorian end-of-terrace home in the heart of Rotherfield village is a delightful blend of period features and modern comfort, spread across three floors. The property benefits from potential to extend subject to the usual planning consents and stunning rear views over the Millennium Green. Upon entering, the sitting room, situated at the front of the property, invites you with its traditional fireplace, prepped for the installation of a log burner and an archway leads into the spacious dining room, perfect for accommodating large dining furniture, family meals or entertaining guests. The shaker-style kitchen, with its generous size, provides a pleasant outlook to the rear and easy access to both the front and rear gardens, making it a practical and attractive space for cooking and outdoor dining. Upstairs, the first floor hosts two bedrooms and a family bathroom. The second floor opens up to a large, bright, and airy bedroom, complete with fantastic views. Externally the front of the property features a pleasant garden and an area for off road parking. At the rear, the garden boasts a sandstone patio that is perfect for outdoor entertaining. Beyond the patio, there's a well-maintained lawn area and direct access through a gate with steps leading to the Millennium Green.

SITTING ROOM:

Original painted cast iron fireplace (currently not in use) with white painted cast iron mantel, brick cheeks and Victorian style tiled hearth. Original painted stripped wooden floorboards, wall lighting, recently installed electric consumer unit, radiator and window to front.

DINING ROOM:

Wood effect light vinyl flooring, radiator and window to side.

KITCHEN:

Shaker style kitchen featuring a range of high and low level units with under unit lighting, black granite effect roll top worksurfaces incorporating a one and half bowl stainless steel sink and cream tiled splashback.



Double fan assisted oven with 4-ring gas hob and extractor fan above, spaces for a tall fridge/freezer, washing machine and tumble dryer. Breakfast bar area, herringbone wood effect flooring, radiator, window to side, further window with fitted blind overlooking the rear garden and Millennium Green beyond and door provides access to the front and rear of the property.

WC:

Low level wc, sink with blue tiled splashback, Worcester Bosch boiler, black tile effect laminate flooring, hanging rail and obscured window to side.

FIRST FLOOR LANDING:

Under stairs storage cupboard, fitted carpet, recessed spot lights and smoke alarm.

BEDROOM:

Large built-in cupboard, original painted cast iron fireplace, fitted carpet, radiator and window to front with fitted blind.

BEDROOM:

Built-in high level cupboard, fitted carpet, radiator and window to side with fitted blind.

FAMILY BATHROOM:

Panelled bath with shower over, blue mosaic style wall tiling and shower screen. Low level wc, pedestal wash hand basin, heated towel rail, wood effect light vinyl flooring, radiator, recessed spot lights, extractor fan and window to rear.

SECOND FLOOR LANDING:

Smoke alarm, recessed spot lights and Velux window.

BEDROOM:

Double fitted wardrobe with lighting, two further eaves storage cupboards, fitted carpet, radiator, window to side with fitted blind and two Velux windows with fitted blinds providing far reaching views over Rotherfield.

OUTSIDE FRONT:

There is a pretty area of garden with raised flower bed borders and a selection of established planting along with a drive offering off road parking for numerous vehicles. Bin store area and wooden bike shed. Wooden gate provides access to rear garden.



OUTSIDE REAR:

The rear garden features a beautifully laid sandstone patio with wall lighting and outside tap. The remainder of the garden being principally laid to lawn with mature shrubs, flower bed borders, large shed with electrics and gate to rear with steps leading down to the Millennium Green.

TENURE:

Freehold

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
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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Second Floor

Approx. Gross Internal Area 1024 ft² ... 95.1 m²

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.