



BICYCLE ARMS ROAD, ARGOS HILL

ROTHERFIELD - £975,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Preston Pastures, Bicycle Arms Road, Argos Hill,
Rotherfield, TN6 3QE

Entrance Hall - Sitting Room - Reception Room - Laundry
Room - Bathroom - Kitchen/Diner - Utility Room - Five
Bedrooms - En Suite Shower Room - En Suite Bathroom
Family Shower Room - Rear Terrace & Large Rear Garden
With Countryside Views - Twin Stable Block - Outside
Home Office - Large Store Room - Front Garden With
Ample Off Road Parking

Preston Pastures is a spacious five-bedroom detached home set in a tranquil, picturesque setting with amazing views and occupying approximately three acres of private grounds. Thoughtfully designed to maximise space and natural light, the ground floor features a triple-aspect sitting room with bifold doors opening onto an elevated decked terrace, perfectly positioned to take in the far-reaching rural views. The stylish kitchen/dining room provides a superb hub for everyday living and entertaining, with French doors leading out to the terrace and gardens. An additional reception room on the ground floor could serve as a sixth bedroom if need be as there is a nearby bathroom. This arrangement is ideal for multi-generational living or creating self-contained guest accommodation. Upstairs, there are five well-proportioned bedrooms, including two with en suite facilities, along with a contemporary family shower room. Outside, the property is approached via private gates, offering ample off-road parking, along with a home office and a substantial storage room. The rear of the property is a particular highlight, featuring extensive gardens with stunning countryside views. There are also a twin stable block and a paddock, making it especially appealing for those with equestrian interests. Located on the outskirts of the sought-after village of Rotherfield, the property enjoys good access to Wadhurst railway station and the wider amenities of Crowborough and Tunbridge Wells, with a diverse selection of shops, restaurants, and leisure facilities.

Composite front door opens into:

ENTRANCE HALL:

Stairs to first floor, understairs cupboard housing gas/electricity meters, timber floor, two radiators and window to front.

RECEPTION ROOM:

Laminate flooring, radiator and window to front.





SITTING ROOM:

A bright and airy room with Amtico floor, two radiators and far reaching views across open countryside with windows to front and side and bifold doors open to rear decked terrace and garden beyond.

LAUNDRY ROOM:

Space for washing machine and tumble dryer, area of shelving and door into:

DOWNSTAIRS BATHROOM:

Panelled bath with shower attachment over, dual flush low level WC and pedestal wash basin. Chrome heated towel rail, tiled floor and obscured window to side.

KITCHEN/DINER:

Range of wall and base units with wooden work surfaces incorporating a ceramic twin sink with swan neck tap and vegetable washer. Inset Rangemaster style cooker with ceramic hob and extractor fan, space for American style fridge/freezer and further space for dishwasher. In addition is a central island with granite work surfaces and storage, travertine tiled floor and window to rear.

Diner Area:

Space for dining furniture, continuation of travertine tiled floor, window to rear and French doors opening to rear decked terrace.

UTILITY ROOM:

Base storage units, wall mounted Vaillant gas boiler, travertine tiled floor and door to side access.

FIRST FLOOR LANDING:

Airing cupboard housing hot water tank, two further storage cupboards, loft access and carpet as fitted.

MAIN BEDROOM:

Two wardrobe cupboards, radiator, carpet as fitted, two windows to side and rear and door into:

EN SUITE SHOWER ROOM:

Walk-in tiled enclosure with rainfall showerhead, vanity wash basin, dual flush low level WC, vinyl floor and obscured window to front.

BEDROOM:

Radiator, carpet as fitted, window to side and door into:

EN SUITE BATHROOM:

Panelled bath with shower over, dual flush low level WC, vanity wash basin, heated towel rail and obscured window to front.

BEDROOM:

Radiator, wood laminate floor and windows to side and rear.

BEDROOM:

Radiator, carpet as fitted and windows to side and rear.

BEDROOM:

Radiator, carpet as fitted and window to front.

SHOWER ROOM:

Walk-in tiled enclosure with rainfall showerhead, vanity wash basin and dual flush low level WC. Chrome heated towel rail, tiled floor and obscured window to front.

OUTSIDE FRONT & SIDE:

Electric timber front gates open to a large tarmac drive with via iron gates providing access to the side of the property. The remainder of this area is laid to lawn enclosed by hedge borders. Located to the side of the property is a home office, a large lockable store room and greenhouse.

OUTSIDE REAR:

Large decked terrace adjacent to the property and additional patio area. The remainder of the garden is laid to a large expanse of lawn with hedge borders and post and rail fencing. In addition is a twin stable block and iron gates and pedestrian access to a paddock.

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



VIEWING:

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

Services - Mains Water, Gas, Electricity

Heating - Gas Heating

Sewerage/Drainage - Septic Tank

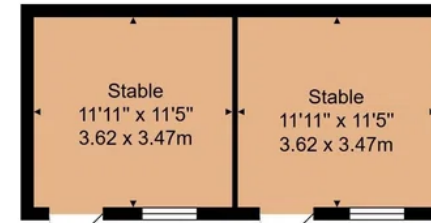
AGENTS NOTE:

The vendors' of this property are a direct relation to a
Wood & Pilcher member of staff.



House Approx. Gross Internal Area
2108 sq. ft / 202.5 sq. m
(Excludes Stables, Outbuilding)

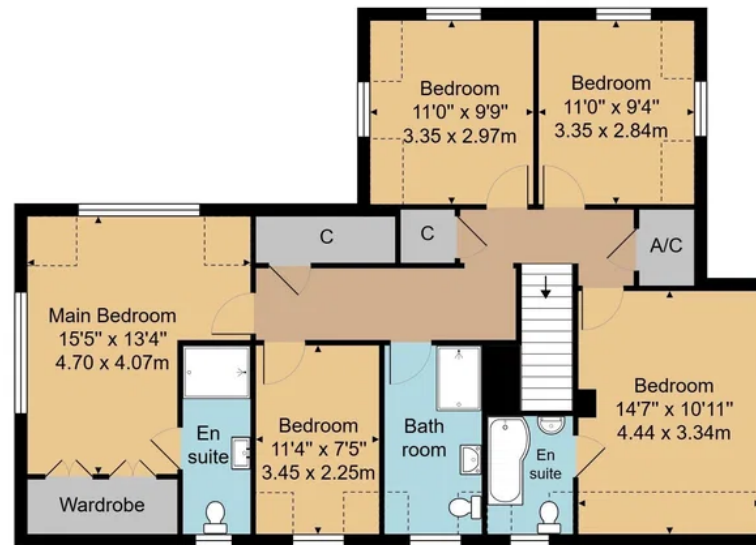
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



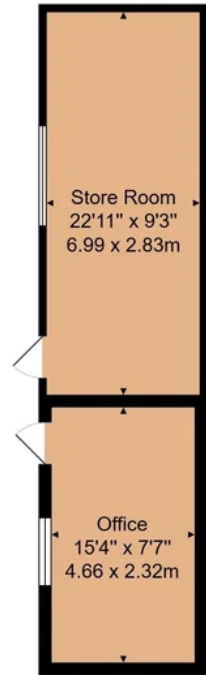
Stables
Area: 275 ft² ... 25.5 m²



Ground Floor



First Floor



Outbuilding
Area: 348 ft² ... 32.3 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.

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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