

REAR VIEW



CHURCH ROAD, ROTHERFIELD

CROWBOROUGH - £950,000



WOOD &  
PILCHER

Sales, Lettings, Land & New Homes



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:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre offering a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation areas, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

#### 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.

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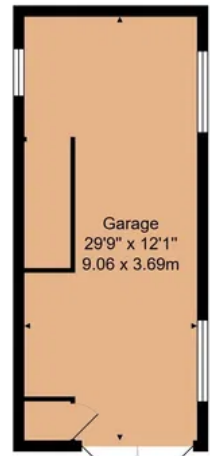
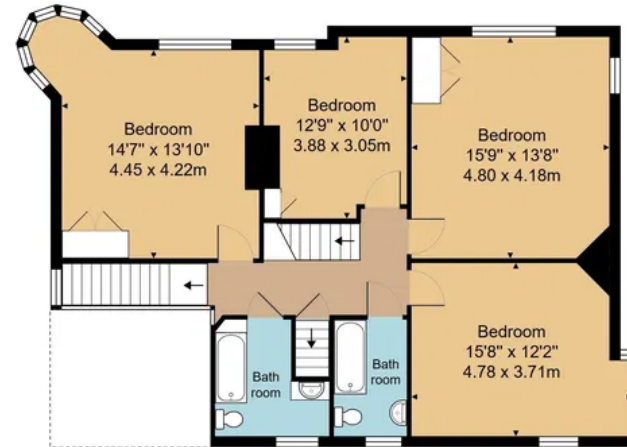
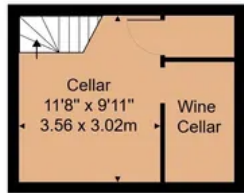
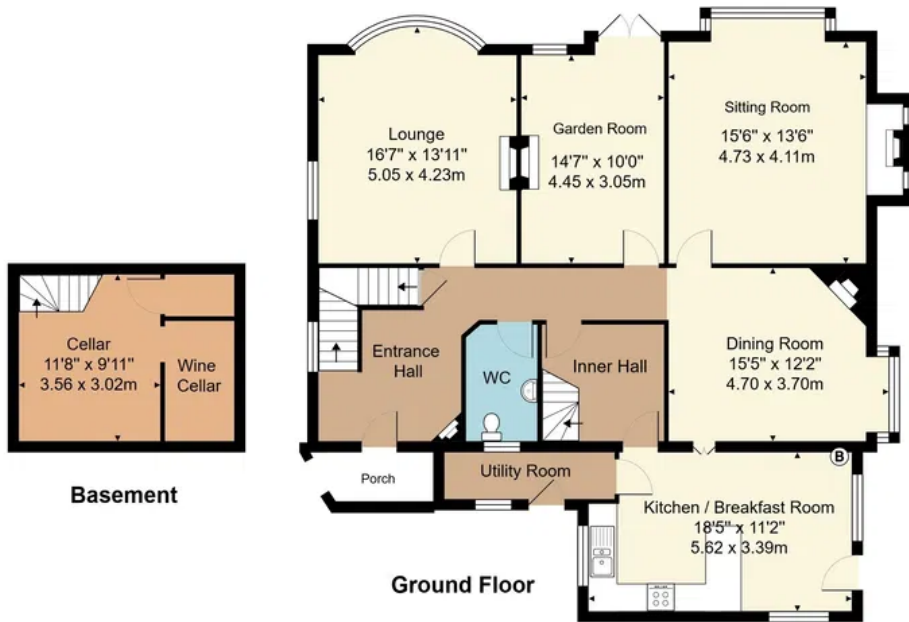





House Approx. Gross Internal Area  
(Incl. Cellar)  
3132 sq. ft / 290.9 sq. m

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.