



HIGH CROSS
ROTHERFIELD - £645,000



Unity Cottage, High Cross, Rotherfield, TN6 3PX

Entrance Hall - Bathroom - Kitchen - Sun Room - Dining Room - Cellar - Sitting Room - Study - Four Bedrooms Shower Room - Attic - Generous Gardens - Off Road Parking - Outbuilding

Situated on the outskirts of this popular residential village is this attractive, four bedroom family home. You step into a welcoming entrance hall where on your left is the country style kitchen with Aga stove. It is a lovely room, full of light and enjoying vaulted ceilings along with plenty of storage and space for all of the usual appliances. Double doors from the kitchen open onto the sun room, with its lovely views across the rear garden. There are three further reception rooms on the ground floor. A triple aspect sitting room with exposed beams has views to the garden and neighbouring fields. It has a log burning stove and French doors onto the garden. A dining room is a useful addition and a spacious room, ideal for hosting and entertaining. It has a feature fireplace along with lovely wooden floorboards and exposed beams. A further reception room is currently used as a home office and has a tall window looking over the neighbouring fields along with a pretty working fireplace. Completing the ground floor is the bathroom which is fully fitted with a bath and shower over, WC, wash basin and storage. Back to the dining room and a door gives access to the cellar which is a generous size and has power, lighting and a window to the side, making it an ideal storage space or potential home gym etc. On the first floor are the four bedrooms, three of which are double rooms and enjoy pleasant countryside views. Bedroom four is a spacious single bedroom or home office and has a ladder access to the attic, which is fully boarded and carpeted with a Velux window and fitted eaves storage. A shower room completes the first floor. It has a WC, wash basin, wide walk in rainhead shower, radiator and wide frosted window. Outside, the property has a spacious garden, with useful patio areas and a mature lawn area. There is a summerhouse with power, two sheds, chicken coops and access to the gated driveway, with parking for several vehicles.

Covered front door opening into:

ENTRANCE HALL: Cupboard housing washing machine, exposed beams, tiled floor, radiator and access to bathroom.



BATHROOM: Large bath with electric shower over, WC, and wash basin with storage beneath. Tiled floor and walls and extractor fan.

KITCHEN: Country style kitchen with ample solid wood, high and low cabinets with tiled work surfaces incorporating a double sink. Gas fired twin oven AGA with two warming plates, integrated dishwasher, space for an American sized fridge/freezer and a larder cupboard. Exposed brick chimney, tiled flooring, vaulted ceiling with exposed beams and a Velux window.

SUN ROOM: A light and airy room with views of the garden. Tiled flooring, radiator, two power points and timber framed, double glazed double doors to garden.

DINING ROOM: Space for large table and chairs, open chimney breast feature, exposed beams, original timber floorboards, radiator and access to cellar.

CELLAR: A spacious room ideal for storage or a home gym with two wall lights and power points. Fitted sump pump for peace of mind and window to side.

SITTING ROOM: A light and airy triple aspect room featuring a log burning stove and exposed beams. Two radiators, fully carpeted and double doors to garden with views of the rear garden and rolling countryside.

STUDY: Open working fireplace with exposed beams and views of nearby fields and rolling countryside. Fully carpeted, radiator and access to first floor.

Carpeted stairs from downstairs hallway to first floor landing.

BEDROOM: A spacious double bedroom with a fitted cupboard and space for further bedroom furniture. Exposed timber beams, radiator and a tall sash window with views of fields and rolling countryside.

BEDROOM: A dual aspect, double bedroom with space for bedroom furniture, fully carpeted, radiator and enjoying lovely countryside and garden views.

BEDROOM: A double bedroom with space for bedroom furniture, fully carpeted, radiator and a sash window with garden views.



BEDROOM: A large, light and airy single bedroom, carpeted, radiator, access to attic and a wide window.

SHOWER ROOM: Spacious shower with rainhead attachment, WC and wash basin. Laminate flooring, smart wall tiles, radiator, exposed beams and a wide frosted window.

ATTIC: Fitted eaves storage, fully boarded and carpeted with wall mounted boiler and Velux window.

OUTSIDE: Large patio accessed from sun room with countryside views and shed to side of the house. The garden is established with fruit trees, large area of lawn, log store and a spacious summerhouse with power, laminate flooring and lighting. There is a further shed, two chicken coops/runs, two power points, outside tap, mature plants, trees and shrubs and secure boundaries and a spacious gravel driveway with double gates providing off street parking.

TENURE: Freehold

COUNCIL TAX BAND: E

VIEWINGS: By appointment with Wood & Pilcher
Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

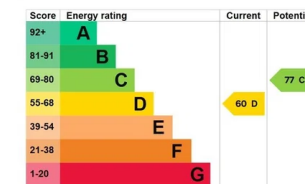
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England
- www.gov.uk

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.



House Approx. Gross Internal Area
(Excl. Attic Room)
1693 sq. ft / 157.3 sq. m

Outbuilding Approx. Internal Area
191 sq. ft / 17.8 sq. m

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.



Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666
Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED
LONDON OFFICE
www.woodandpilcher.co.uk

