



CHURCH ROAD
ROTHERFIELD - £825,000



WOOD & PILCHER
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Swirrell Edge, Church Road, Rotherfield, TN6 3LA

Enclosed Porch - Dining Room - Inner Hallway
Downstairs Shower Room - Kitchen/Breakfast Room
Utility Room - Sitting Room - Conservatory - Four
Bedrooms - Family Bathroom - Top Floor Attic Space
Off Road Parking - Garage - Outside WC - Open Garage
Spaces With Office & Store - Well Manicured Front & Rear
Gardens

This detached house provides a unique opportunity, introduced to the market for the first time since it was built in the 1970s. Located in a village setting, it offers stunning, far-reaching views to the rear across the surrounding countryside. The outdoor space is beautifully maintained, creating a calm environment to relax or entertain. The property provides ample off road parking and currently includes a larger than normal garage, two further open garages, outside office, wc and a store room. Planning permission has already been granted UNDER APPEAL (WD/2023/0778/F) (APP/C1435/d/23/3330610) for extensions to existing outbuildings/garage to create a two bedroom residential annex to main dwelling. Inside, the house features two spacious reception rooms and bringing in natural light and offering a lovely spot to enjoy the garden is a large conservatory. The shaker style kitchen is located to the rear of the property and a separate utility room adds to the home's functionality. In addition a downstairs shower room provides added convenience. The first floor comprises four double bedrooms, each with fitted wardrobes, ensuring ample storage along with a family bathroom. To the top floor is a good size fully boarded attic space. A glance at the attached photos and floorplan will give a good indication as to the style and layout of this much loved home.





ENCLOSED PORCH:

Carpet tile flooring, radiator, windows to front and side and door opening into:

DINING ROOM:

Fitted carpet, radiator and windows to front and side.

INNER HALLWAY:

Two separate under stairs storage cupboards, smoke alarm, fitted carpet and radiator.

SHOWER ROOM:

Corner enclosure with fitted shower, low level wc, pedestal wash hand basin, storage cupboard, wall mounted Worcester Bosch boiler, fitted carpet, tiled walling with integrated mirror, radiator and obscured window to side.

KITCHEN/BREAKFAST ROOM:

Shaker style kitchen fitted with a range of high and low level units with wood effect roll top worksurfaces incorporating a one and half bowl sink with mixer tap. Appliances include a high level fan assisted double oven, 4-ring electric hob with extractor fan above and an integrated fridge. Part tiled walling, carpeted flooring, electric strip lighting, plenty of room for breakfast table and chairs and window to rear with lovely views over the rear garden.

UTILITY ROOM:

Range of high and low level units with wood effect roll top worksurfaces incorporating a stainless steel sink with mixer tap. Space for a washing machine, tumble dryer, fridge or freezer, tile effect laminate flooring, wall mounted electric consumer unit, window to front and door to side.

SITTING ROOM:

Attractive brick feature wall and brick built storage areas, fitted carpet, two radiators, window with aspect to side and sliding door to the conservatory.

VAULTED CONSERVATORY:

Brick built base with tiled flooring and door to side.

FIRST FLOOR LANDING:

Smoke alarm, radiator and fitted carpet.

BEDROOM:

Fitted double wardrobes, fitted carpet, radiator and windows to rear and side.

BEDROOM:

Fitted double wardrobe, fitted carpet, radiator and window to rear.

BEDROOM:

Fitted double wardrobe, fitted carpet, radiator and window to front.

BEDROOM:

Fitted double wardrobe, radiator and window to front.

FAMILY BATHROOM:

Panelled bath with mixer tap, low level wc, sink set into a vanity unit with storage, large airing cupboard housing hot water tank with wooden slatted shelving, carpeted flooring, fully tiled walling, obscured circular window and further obscured window to side.

TOP FLOOR:

ATTIC SPACE:

Divided into two areas with the first area providing an area of open shelving, fitted carpet, small loft door opening to a large storage area with light. Door into a further area with areas of floating shelving, electric strip light and Velux window to rear.

OUTSIDE FRONT:

An extremely large gravelled driveway offers plentiful off road parking and access to the garage areas/store/office. An arbour provides access to a well manicured front garden which is mainly laid to lawn with raised flower bed borders, pretty red acer tree and mature shrubs.

OUTSIDE REAR: Adjacent to the property is a rockery and a fishpond with a gate opening to the rear garden. The large area of garden is principally laid to lawn with a selection of established planting and amazing countryside views. In addition is a garden shed, vegetable patch, large compost area, greenhouse and a summerhouse currently used for storage.



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: G

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 & Mains Drainage

Heating - Gas

Rights and Easements - Right of way over a small area of
driveway





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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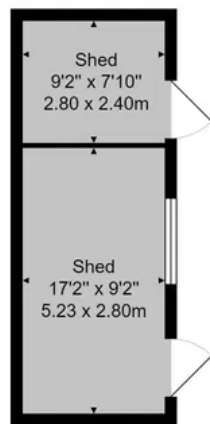
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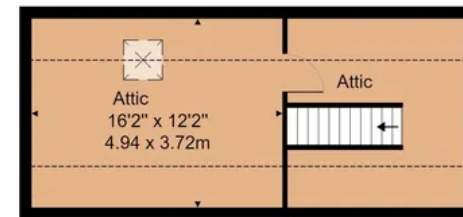


House Approx. Gross Internal Area
2074 sq. ft / 192.7 sq. m
(Including Attic Rooms)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Area: 233 ft² ... 21.6 m²



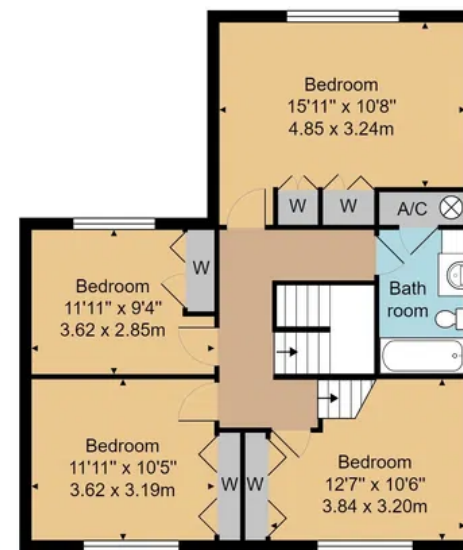
Second Floor



Area: 893 ft² ... 83.0 m²



Ground Floor



First Floor

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 errors. 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 operation is given.