



**MAYFIELD ROAD, ROTHERFIELD**

**CROWBOROUGH - GUIDE PRICE £375,000 - £385,000**



**WOOD & PILCHER**

*Sales, Lettings, Land & New Homes*

### 3 Meadow Cottages, Rotherfield, Crowborough, TN6 3LS

External Porch - Sitting Room - Kitchen/Dining Room  
Study/Play Room - Two Bedrooms - Bathroom - Driveway  
Parking for Two Vehicles - Rear Garden

This charming cottage sits in a quiet backwater within close walking distance of Rotherfield village. The house is set back from the road behind a useful driveway with parking for two vehicles off-road. You enter the house through an external enclosed porch which in turn opens into the sitting room. It's full of natural light from its deep bay window whilst a period open fireplace adds both character and warmth. There is plenty of space for good sized sofas and further furniture, along with useful storage beneath the stairs. An open arch from the sitting room creates a smooth flow into the kitchen/dining room, where the smart wood effect laminate flooring continues. There are plenty of fitted high and low cabinets along with solid wood worksurfaces. There is space for a tall fridge freezer and included is a fitted oven and grill, four ring gas hob with extractor, slimline dishwasher and washing machine. Furthermore, there is space for a generous sized table and chairs along with additional fitted storage to each side of the chimney breast. Double doors from the dining area open into the study/playroom with space for a desk and chair whilst also retaining space for further uses such as a playroom or tv room. A useful downstairs cloakroom is accessed from the playroom/study along with French doors opening onto the garden. Stairs from the sitting room take you to the first-floor landing where there is access via a ladder to the loft with boarding and a light. The master bedroom is a good-sized double room with two windows, fitted storage and space for additional furniture. Bedroom two is a small double or otherwise large single bedroom with a wide window looking onto the garden and with space for bedroom furniture. Completing the first floor is the bathroom with its smart tiled flooring, bath with shower over top and subway style tile surround, WC, wash basin and modern fitted wall lighting. A frosted window provides natural light and ventilation. Outside a good-sized patio is perfect for outdoor dining/entertaining and leads to a spacious enclosed lawn, perfect for those with children and/or pets. At the front of the house is the useful driveway with parking for two cars.



**SITTING ROOM:**

Open working fire, space for sofas/furniture and under stairs storage. Laminate wood effect flooring, three radiators, bay window and open archway to kitchen/dining room.

**KITCHEN/DINING ROOM:**

High and low gloss cabinets with solid wood work surfaces incorporating a sink. Fitted fan oven and grill, four ring gas hob with extractor, fitted slimline dishwasher, fitted washing machine and space for a tall fridge freezer. Space for table and chairs, fitted cabinets and shelving to chimney alcoves, tall radiator, laminate wood effect flooring and double doors to study/play room.

**STUDY/PLAYROOM:**

Space for a desk and chair, space for further furniture and also used as a play room. Tall radiator, laminate wood effect flooring, window to garden and double French doors to garden.

**CLOAKROOM:**

WC, wash basin, tiled flooring and frosted window.

**FIRST FLOOR LANDING:**

Carpeted and access to boarded loft with ladder and power.

**BEDROOM:**

Spacious double with overstairs cupboard and space for furniture. Carpeted, radiator and two tall windows.

**BEDROOM:**

Small double/large single with two double fitted wardrobes, carpeted, radiator and wide window to garden.

**BATHROOM:**

Bath with shower over and subway style tiling, wc and wash basin. Smart tiled flooring, fitted wall lights and frosted window.

**OUTSIDE REAR:**

A southerly facing garden with a spacious patio with generous lawn behind, secure fencing and gated side access exclusive to property.

**OUTSIDE FRONT:**

Driveway with parking for two vehicles.



**SITUATION:**

The property is in the delightful village of Rotherfield which offers an array of facilities including general stores, pharmacy, doctors' surgery, local inns, churches and primary school. Crowborough town is approximately 4 miles away and offers good shopping facilities including a range of supermarkets, a wide range of junior and senior schooling and main line rail services at nearby Jarvis Brook with trains to London. There are excellent recreational facilities including golf at Crowborough Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. The famous Ashdown Forest with its superb walks and riding facilities is also nearby.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

D

**VIEWING:**

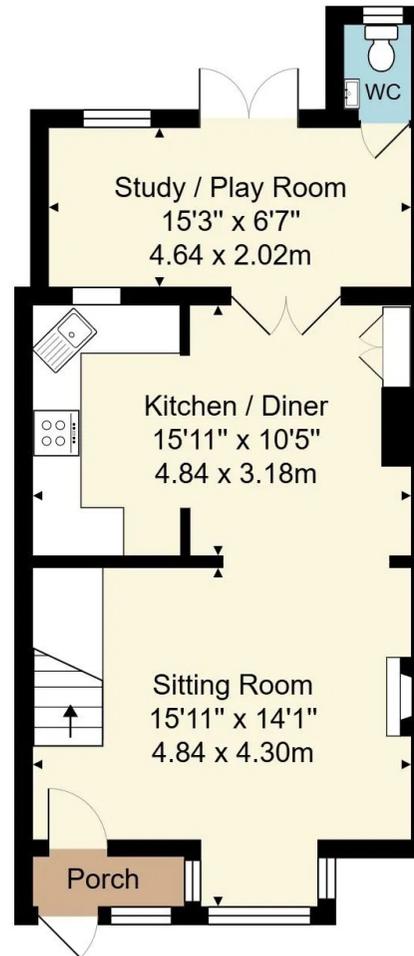
By appointment with Wood & Pilcher Crowborough  
01892 665666

**ADDITIONAL INFORMATION:**

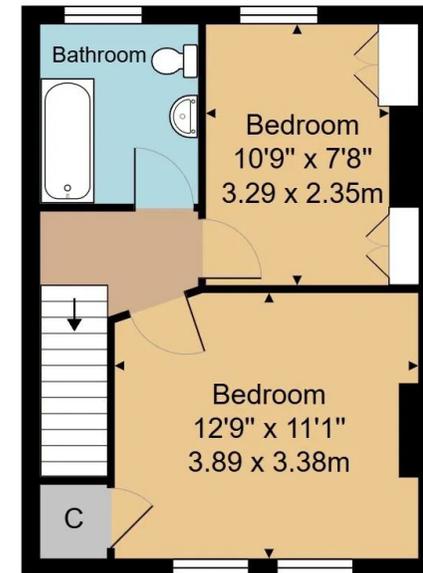
Broadband Coverage search Ofcom checker  
Mobile Phone Coverage search Ofcom checker  
Flood Risk - Check flooding history of a property England  
- [www.gov.uk](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas  
Rights and Easements - Access to front via garden of No 4  
Planning Permission - Development to rear of No 4 for 9 houses

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 866 ft<sup>2</sup> ... 80.5 m<sup>2</sup>**

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.



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