



Avante Church Road  
Crowborough, TN6 3LB  
Price Guide £625,000

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Situated within the sought-after village of Rotherfield and surrounded by the beautiful High Weald countryside, this four/five bedroom detached house offers a balance of village living and rural charm, while remaining conveniently close to nearby towns and everyday amenities.

Upon entering, a spacious entrance hall creates a warm welcome, setting the tone for the generous accommodation throughout. The lounge diner enjoys a dual aspect that fills the room with natural light and takes advantage of exceptional views over rolling fields. A central brick fireplace adds character, creating a comfortable and inviting space.

The kitchen enjoys ample storage and a thoughtfully positioned window above the sink, which provides picturesque countryside views, while a door opens directly onto the rear of the property. Completing the ground floor is a versatile, light room with its own side door access, perfect as a home office, playroom, or even a downstairs fifth bedroom. A modern shower room with a walk-in shower, basin, WC and useful storage adds further flexibility for contemporary family living.

Upstairs, the open landing leads to four comfortable bedrooms, three of which enjoy stunning aspects over the sweeping rural landscape. Two of the bedrooms also benefit from built-in wardrobes, providing useful storage space. The upstairs bathroom features a bath, sink, WC, heated towel rail, and further storage.

Outside, the property provides ample parking, making it well-suited to busy households and visiting guests alike. The garden and views at the rear add to the overall sense of space and serenity.

Rotherfield itself is a highly desirable village, renowned for its welcoming community, historic charm and scenic surroundings. The picturesque village green, traditional pubs, walking routes, and the beautiful Church are all close by. Outstanding local schools and a range of shops and cafes ensure day-to-day life is both comfortable and convenient.

Brimming with potential, this delightful home offers an idyllic balance of countryside living and practical accessibility.

Council Tax Band: F

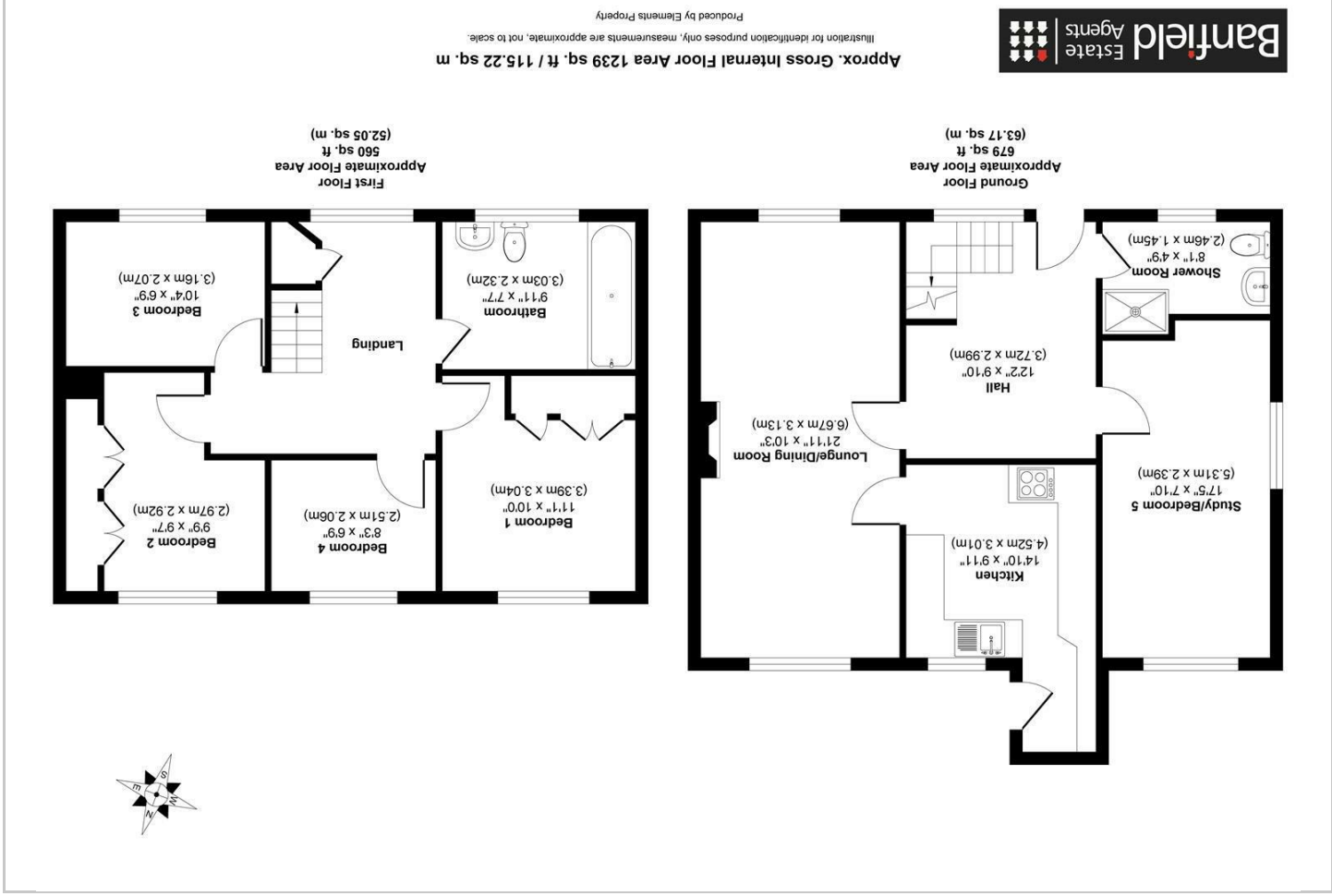




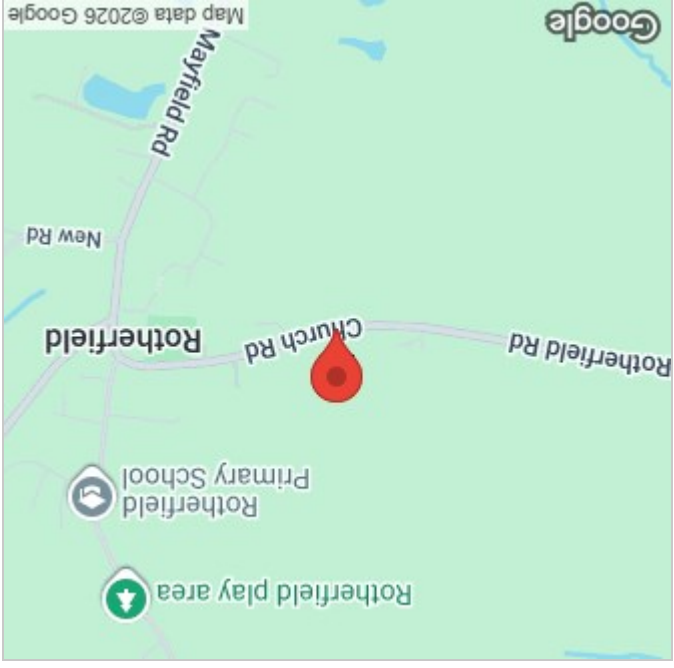
## Viewing

Please contact our Banfield Estate Agents Office on 01892 653333

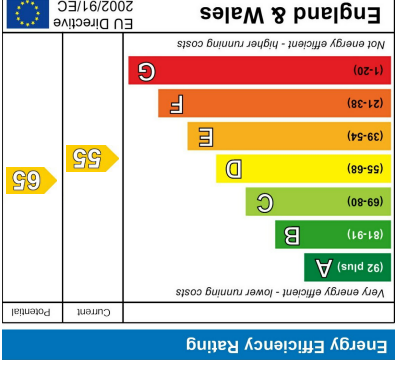
if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

# 01892 653333

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