



BLETCHINGLYE LANE

ROTHERFIELD - GUIDE PRICE: £325,000 - £335,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

2 Springfield Cottages, Bletchinglye Lane, Rotherfield,
TN6 3NN

Entrance Porch - Sitting Room - Kitchen/Dining Room
Two Bedrooms - Bathroom - Front & Rear Gardens
On Street Parking

Located in a no-through road and set back from the lane behind a low hedgerow and accessed via a front garden path is this charming two bedroom cottage. You enter via a useful external porch with window to the side and space for shoes and coats. From here is the sitting room with its recently replaced carpets, wide window with a scenic outlook and log burning stove. It's a light and airy room with space for good sized furniture. Beyond the sitting room is the kitchen/dining room with eye catching herringbone LVT flooring, again replaced recently. It has space for a large table and chairs and has two windows looking onto the garden. The kitchen itself has an array of fitted high/low cabinets with traditional brushed brass style handles along with solid wood worksurfaces. It includes a fitted fan oven, induction hob with extractor along with spaces for a tall fridge/freezer and washing machine. A door to the side gives access to the garden. Carpeted stairs with recently fitted carpet runner takes you to the first floor landing with attractive original floorboards and window providing light and pleasant views. The master bedroom is at the front, full of natural light and with original floorboards, original feature fireplace, cupboard housing water tank and stunning countryside views. Bedroom two is at the rear and is a single room or office, with original floorboards and window to the side looking onto fields. Completing the first floor is the bathroom with its modern fitted suite. It has a bath with rain-head shower over, WC, wash basin, heated towel rail along with extractor fan and smart tiled walls. Outside the front garden is laid to lawn with mature hedgerows. At the rear, a block paved patio area leads to tiered lawns with raised beds and mature plants/shrubs along with a further patio area and beautiful views of the fields beyond. A gate leads to the shed, which is positioned on a generous hardstanding area with approved permission for off-road parking should the shed be removed. The cottage is ideally located approximately a 20-minute walk from the village, accessible via both roads and pathways as well as scenic field routes. An easily accessible bus stop on the main road provides connections to the village and Royal Tunbridge Wells.



PORCH:

Fitted mat, coat hanging space, window to side and front door opening to sitting room.

SITTING ROOM:

A light and airy room with open fireplace and fitted log burning stove, fitted shelving and fitted cupboard housing electric meter and consumer unit. Carpeted, radiator and tall window with countryside views to front.

KITCHEN/DINING ROOM:

Fitted high and low units with traditional brushed brass style handles, solid wood work surfaces, newly replaced sink with drainer and subway style tiled walls. Fitted fan oven, induction hob with extractor and space for tall fridge/freezer and washing machine. Space for large table and chairs, under stairs storage, herringbone LVT flooring, two radiators, two tall windows with views of garden and door to garden.

Turning stairs with carpet runner to first floor landing.

FIRST FLOOR LANDING:

Original wood flooring, tall window with views of garden and fields and access to bedrooms and bathroom.

BEDROOM:

Large double bedroom with original feature fireplace, space for bedroom furniture and fitted cupboard housing water tank. Original floorboards, radiator and wide window with views of neighbouring fields to front.

BEDROOM:

Single bedroom or study with original floorboards, radiator and window to side with countryside views.

BATHROOM:

Bath with rain head shower over, WC and wash basin. LED backlit mirror, heated towel rail, extractor fan, smart tiled walls and laminate tiled effect flooring.

OUTSIDE FRONT:

Laid to lawn with mature hedgerows.

OUTSIDE REAR:

Set against a picturesque countryside backdrop, the garden offers a block-paved rear courtyard with steps leading down to lawned areas bordered by raised, well-established flower beds, mature shrubs, and plants.



Additional features include an outside tap and exterior lighting. A rear patio area leads via a side gate to a generous hardstanding area, currently occupied by a shed, with approved permission in place for off-road parking should the shed be removed.

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. Cuckoo Line Stores is a useful convenience shop 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. 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.

TENURE: Freehold

COUNCIL TAX BAND: C

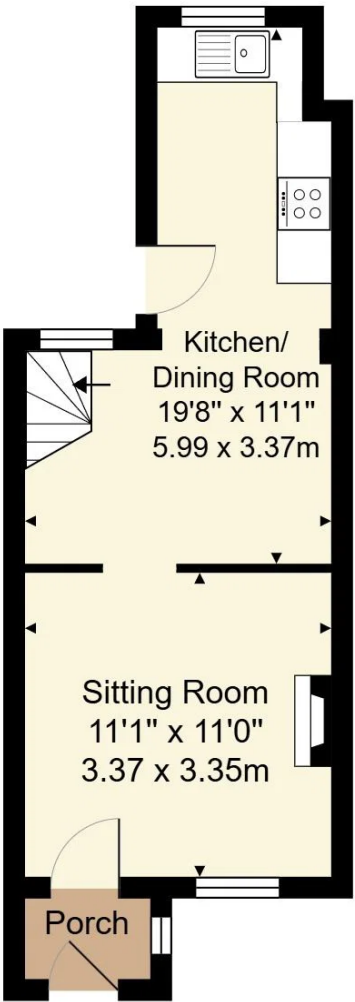
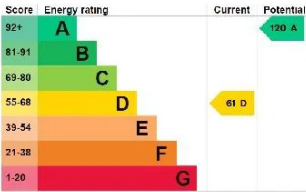
VIEWING: By appointment with Wood & Pilcher
Crowborough 01892 665666

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, Electricity & Drainage
Heating - Oil

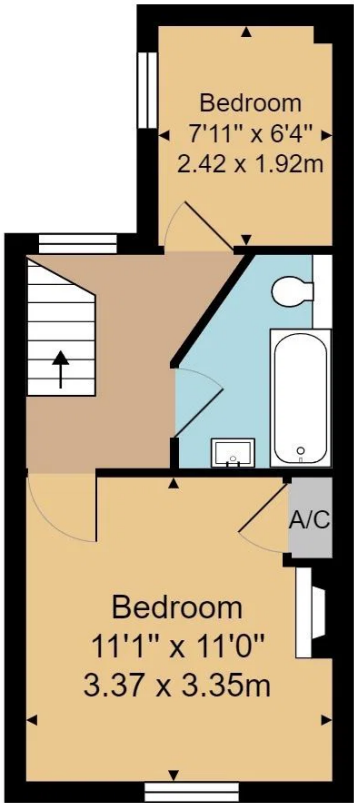
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Ground Floor



First Floor

Approx. Gross Internal Area 558 ft² ... 51.9 m²

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.