



Walls Spout Hill  
Rotherfield, TN6 3QX  
Asking Price £750,000

Perfectly positioned on a generous plot, this immaculate four-bedroom bungalow showcases bright, elegant interiors and tranquil views across mature woodland and open countryside. Tastefully decorated and designed to maximise natural light, the home offers a calm, contemporary feel throughout.

## Grand First Impressions

A private driveway leads you to the property, gradually opening up to reveal a charming, well-kept front garden that adds character and a picturesque welcome. The driveway provides ample off-road parking and flows naturally to the integrated double garage, combining practicality with ease of everyday living. To the side, a dedicated boot room offers a perfect space for muddy boots, coats, and paws after woodland walks, blending functionality with the home's inviting and comfortable feel.

## The Heart of the Home

Step inside to an impressive and bright entrance hall, creating an immediate sense of space and light. This welcoming area sets the tone for the beautiful and tasteful living spaces that follow. The generous lounge is a standout feature—an inviting and airy room filled with natural light throughout the day and a contemporary wood burner for cosy evenings. Large windows and double doors open directly onto the raised patio. This seamless indoor–outdoor flow offers the perfect setting for relaxation and entertaining, with serene woodland views creating a peaceful backdrop. Tucked away from the main living areas is a charming, cosy room with a single door leading directly to the garden. Bathed in natural light, it's the perfect spot to enjoy a quiet morning coffee or to lose yourself in a good book, making it an ideal reading nook or peaceful retreat. Its intimate scale and connection to the outdoors give it a sense of calm, providing a little sanctuary within the home.

## A Kitchen Made for Everyday Living and Entertaining

The kitchen is another generous, light-filled space, thoughtfully designed with modern fittings and plenty of room to cook, dine, and gather. A breakfast bar provides a casual spot for morning coffee or quick meals, while a door leads directly into the dining room, making serving effortless. Together with the living room and dining room, the kitchen forms a seamless loop of interconnected spaces—ideal for entertaining, allowing guests to move freely between cooking, dining, and relaxing without feeling separated from the action.

## Restful Retreats for Family and Guests

The bungalow offers four beautifully presented bedrooms, 3 of which are doubles and each tastefully decorated to create a warm and inviting atmosphere. The master bedroom boasts a modern en-suite shower room, fitted wardrobe and large windows that fill the space with natural light, highlighting the elegant décor and creating a bright, airy feel. Finished to a high standard throughout, these rooms are versatile and comfortable, perfect for family, guests, or an additional home office. A contemporary family bathroom complements the stylish and cohesive design of the home.

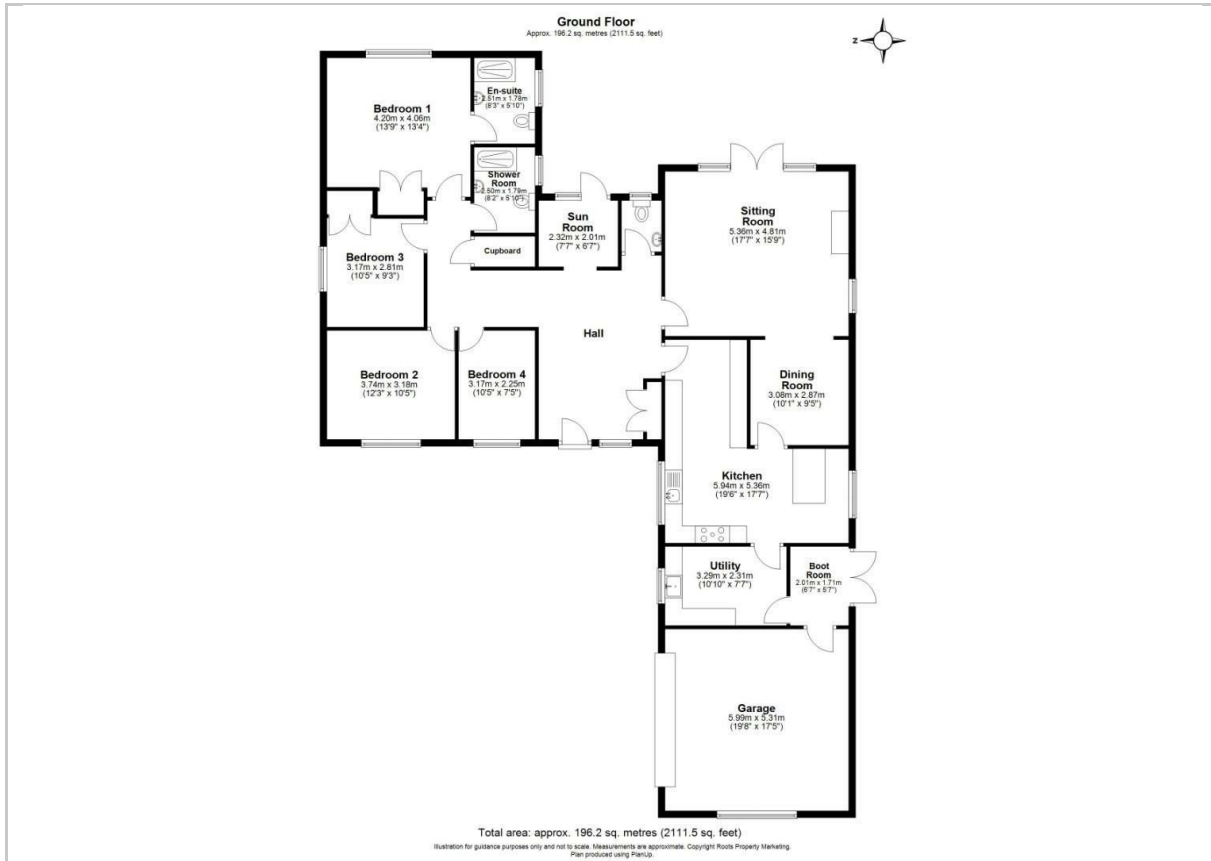
## Expansive and Tranquil Outdoor Space

Set on a generous plot, the gardens offer a variety of levels and spaces designed for both relaxation and entertaining. The patio area flows seamlessly from the living space, perfect for alfresco dining or morning coffee, while a well-kept lawn provides ample space for play or gardening. A further raised seating area has been thoughtfully positioned to make the most of the views, providing a tranquil retreat where you can sit and enjoy the quiet surroundings, with the gentle sounds of birdsong and the peaceful countryside creating a serene backdrop. The gardens combine practicality with a strong sense of calm, making them an ideal extension of the





## Floor Plan



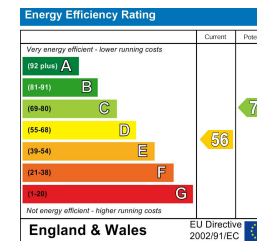
## Area Map



## 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.

## Energy Efficiency Graph



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# 01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE  
 info@banfieldresidential.com | www.banfieldresidential.com