



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Grade II Listed Cottage
- Security Deposit: £2,307.00
- Council Tax Band: E
- Energy Efficiency Rating: D
- Three Bedrooms
- Two Bathrooms

North Street, Rotherfield

£2,000 pcm



North Street, Rotherfield, Crowborough, , TN6 3LY

A charming and immaculately refurbished Grade II Listed period home offering flexible accommodation, an en-bloc garage, and off-street parking. Ideally situated just moments from the village high street, the property enjoys close proximity to local pubs, a village store, café, and a highly regarded primary school.

This exceptional home has been sympathetically modernised to a high standard, blending period character with contemporary comfort. The generous and versatile accommodation comprises, on the ground floor: a welcoming family room with cast-iron fireplace; a bright double-aspect dining room with French doors opening onto the garden; an impressive sitting room centred around a striking inglenook fireplace with wood-burning stove; a bespoke kitchen/breakfast room; utility area; and a ground-floor cloakroom with shower.

The first floor provides three well-proportioned double bedrooms and a family bathroom. From the landing, a further staircase leads to an additional bedroom/attic room, equally suitable as a study or home office.

Externally, the property benefits from a garage and adjacent parking space located nearby. To the front is a paved garden enclosed by picket-style fencing, with gated side access leading to the rear.

The attractive rear garden offers a peaceful and private setting. A brick patio and flagstone terrace adjoin the rear of the house, leading to a level lawn bordered by mature shrubs. The garden is fully enclosed by close board fencing, with a timber shed positioned in the far corner.

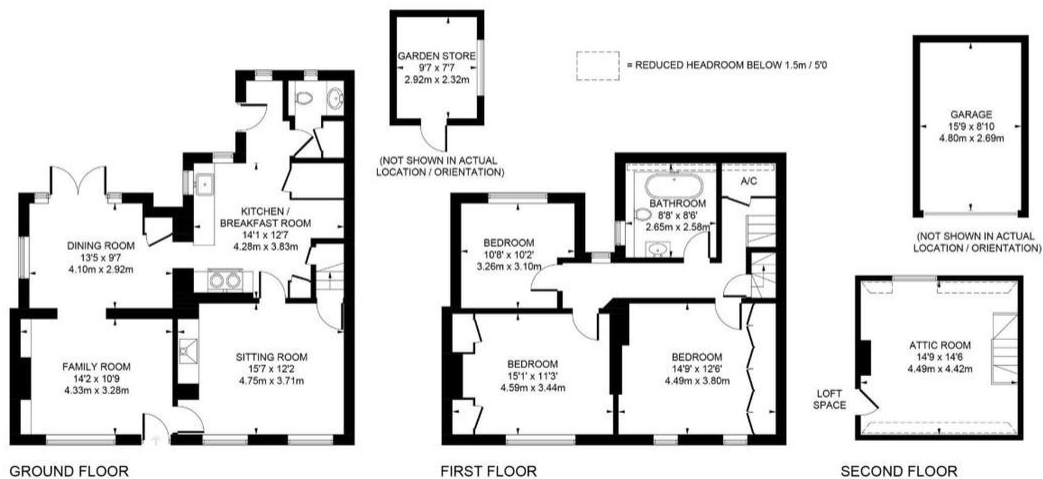
SITUATION: Rotherfield is a popular East Sussex village set within the High Weald, offering a traditional high street with local shops, pubs, cafés and a strong community atmosphere, surrounded by open countryside.

Mainline rail services are available from Crowborough (1.5 miles away) and Wadhurst (approximately 6 miles away), providing direct connections to London Bridge and Charing Cross in around an hour.

VIEWING: By appointment with Wood & Pilcher 01892 528888

North Street Rotherfield Crowborough, TN6

Approximate Gross Internal Area = 1660 sq ft / 154.2 sq m
Outbuildings = 221 sq ft / 20.6 sq m
Total = 1881 sq ft / 174.8 sq m
(Including Attic Room)



**TERMS & CONDITIONS FOR TENANCY (SUBJECT TO CONTRACT)
AND INFORMATION FOR PROSPECTIVE TENANTS.**

ALL FEES ARE INCLUSIVE OF VAT AT 20%

1. **Holding Deposit** (per Tenancy):

One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

2. **COSTS PAYABLE BEFORE THE COMMENCEMENT OF A TENANCY:-**

One month's rent

Security deposit: **Five weeks' rent** (per Tenancy. Rent under £50,000 per year)

or

Six weeks' rent (per Tenancy. Rent of £50,000 or over per year)

This covers damages or defaults on the part of the tenant during the tenancy.

Please note commencement costs must be paid in cleared funds, i.e. Debit Card, Cash, Bankers Draft or Building Society Cheque.

3. Please be advised that your Bank may charge for providing a reference, which should be settled direct.
4. All rents are exclusive of council tax, electricity, gas, oil, telephone, water and sewage charges - unless otherwise agreed.
5. A draft copy of the Tenancy Agreement is available in our office for perusal between the hours of 09:00 – 16:30 Monday – Saturday.
6. Stamp Duty Land Tax may be payable on the Tenants copy of the Tenancy Agreement.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield	01435 862211
Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

