



CHURCH ROAD
ROTHERFIELD - £530,000



Charlotte House, Church Road, Rotherfield, TN6 3LG

Entrance Hall – Sitting Room – Kitchen/Dining Room
Three Bedrooms – En-Suite Shower Room – Family
Bathroom – Loft Room – Rear Courtyard – Covered
Storage/Parking Space – Chain Free

Available Chain-Free. Step through the front door and into a well-lit, unexpectedly spacious entrance hall, where traditional tiled flooring and exposed timbers immediately sets the tone and character found throughout this delightful home. To the left, impressive double mahogany doors reveal a generous sized reception room with carpet, exposed brick chimney, sash window with plantation shutters. Returning to the hallway, the property opens at the rear into a wonderfully sociable kitchen/dining room. Finished with traditional terracotta floor tiles, bright with natural light from French doors leading out to the courtyard garden, this space is ideal for both everyday living and hosting. There's ample room for a generous dining table and chairs, while the well-presented kitchen is fitted with a fan oven, gas hob with extractor, sink and drainer along with a free-standing fridge/freezer, dishwasher and washing machine. A carpeted turning staircase leads to the first floor. The principal bedroom is spacious and bright with dual aspect windows and wide wooden floorboards. Two fitted and lit wardrobes provide useful storage and there is plenty of space for further furniture. The en-suite shower room features a shower, WC, wash basin, airing cupboard and fitted shelving. Bedrooms two and three are also comfortable double rooms, each with charming sash windows and have space for additional furnishings. The family bathroom has a bath and feature surround with fitted shelving, shower, WC, wash basin and chrome heated towel rail. On the second floor is a versatile loft room with built in under eaves storage, is carpeted and has a window. Outside, the property enjoys a low-maintenance courtyard garden, ideal for relaxing or outdoor dining, along with access to a shared covered storage or parking space. Further benefits include village street parking and the property being available chain-free, making it an ideal move-in-ready opportunity.

Front door into:

ENTRANCE HALL:

Fitted under stairs cupboard, further fitted cupboard and space for coats and shoes. Attractive tiled floor, exposed beams, radiator and electric radiator.



SITTING ROOM:

Exposed brick chimney, carpeted, two radiators, wide sash window with fitted shutters and secondary glazing, Crittle window to kitchen/dining room and double Mahogany wood doors to entrance hall.

KITCHEN/DINING ROOM:

Plenty of high and low fitted cabinets and granite effect work surfaces and one and half sink and drainer. Fitted oven and grill, four ring gas hob with extractor fan, free-standing fridge/freezer, dishwasher and washing machine along with a cupboard housing the boiler. Breakfast bar with room for three stools, space for a large table and chairs, attractive tiled flooring, Crittle window to sitting room, two radiators, elegant light stone pillars, and French doors to garden.

Carpeted turning staircase to first floor.

BEDROOM:

Double bedroom, a dual aspect room with beautiful, exposed timbers and flooring and two fitted wardrobes with lights.

EN SUITE SHOWER ROOM:

Walk in shower, WC, wash basin, fitted shelving and airing cupboard. Laminate flooring, radiator and extractor fan.

BEDROOM:

Double bedroom, space for bedroom furniture, carpeted, radiator and sash window with secondary glazing.

BEDROOM:

Double bedroom, space for bedroom furniture, beautiful, exposed timber floorboards, radiator and sash window with secondary glazing.

FAMILY BATHROOM:

Enclosed bath with shower attachment, separate walk in shower, WC and wash basin. Chrome heated towel rail, extractor fan and marble effect tiled floor.

LOFT ROOM:

Fitted eaves storage, carpeted, exposed timbers and window to side.

OUTSIDE REAR:

South facing block paved courtyard with outdoor light and rear access. Covered parking space/storage.



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. Rotherfield Stores is a useful convenience shop with a post office 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. Gatwick airport is also within easy reach with access by car taking less than an hour. 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:

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VIEWING:

By appointment with Wood & Pilcher Crowborough
01892 665666

ADDITIONAL INFORMATION

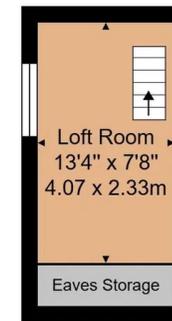
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas

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.

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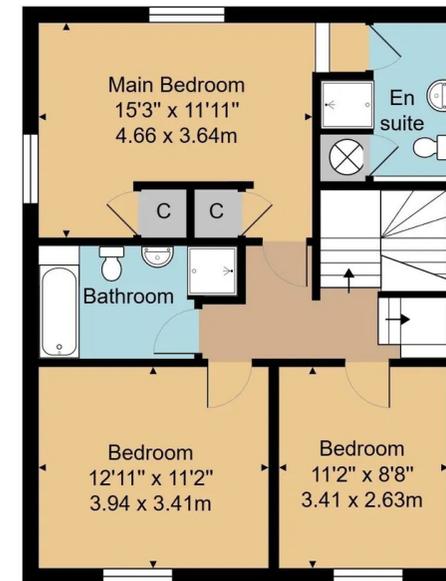
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	75 C
39-54	E		
21-38	F		
1-20	G		



Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 1494 ft² ... 138.8 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.

