



**NORTH STREET, ROTHERFIELD**

**CROWBOROUGH - £575,000**



**WOOD & PILCHER**

*Sales, Lettings, Land & New Homes*

4 Westwood Cottages, Rotherfield, Crowborough,

Entrance Hall - WC - Sitting Room - Kitchen/Diner - Three Bedrooms - Nursery/Office - Family Bathroom - Shower Room - Off Road Parking - Garden Room - Established Front & Rear Gardens

This 1930s semi-detached family home has been extensively updated within the past year. It has an enlarged and newly fitted kitchen, new double glazing throughout and the addition of a secluded garden room to combine charm with modern living. The kitchen seamlessly opens into the dining area, making it ideal for family life and entertaining. It boasts a bespoke quartz roll top work surface and a range of integrated Bosch appliances, all less than a year old. Newly fitted windows across the entire house enhance energy efficiency and natural light. The welcoming hallway leads to a bright and spacious sitting room, which provides access to a downstairs cloakroom and flows through to the dining area and kitchen. Recently installed sliding doors open directly onto a patio and the well-maintained garden beyond, perfect for summer gatherings. Upstairs, the first floor offers three double bedrooms, a versatile nursery or office, a modern family bathroom, and a separate shower room. Outside, the front garden is attractively landscaped and features a stunning wisteria that adorns the facade. The property also benefits from off-road parking. A side gate leads to a wooden shed, two patio areas, and a lovely rear garden mainly laid to lawn with mature fruit trees. At the far end of the garden is a recently installed, versatile garden room, ideal for remote working or relaxation. Ideally located within walking distance of the highly sought-after village of Rotherfield, this charming home offers a wonderful blend of character, comfort, and convenience.

**OPEN PORCH:** Paved flooring and door into:

**ENTRANCE HALL:** Coir entrance matting, oak flooring, wall mounted Worcester Bosch boiler, two storage cupboards and window to front and side.

**SITTING ROOM:** A bright and airy room featuring a wood burning stove with black hearth, oak flooring, radiator and two windows overlooking the front garden.

**INNER HALLWAY:** Coats hanging area, door to dining area/kitchen.



**WC:** Low level wc, wash hand basin with tiled splashback, radiator, oak flooring and obscured window to rear.

**KITCHEN/DINER:**

**Kitchen Area:**

This recently fitted and modernised Howdens kitchen offers a stylish and functional space, featuring a range of high and low-level units complemented by bespoke quartz roll-top work surfaces. A Belling double oven with grill and warming drawer is paired with a five-ring electric hob and Rangemaster extractor fan above.

Integrated appliances include a Bosch washer/dryer, tall fridge freezer, and dishwasher for added convenience. A generously sized central island with matching quartz surface includes a USB port, drawers, pull-out storage, and breakfast bar seating. Additional features include wood-effect laminate flooring, a wall-mounted brass towel rail, recessed LED spotlights, a side-facing window, and sliding doors that open directly onto the patio and rear garden.

**Dining Area:**

The dining area continues the same wood-effect laminate flooring and offers ample space for a large dining table. A picture window provides lovely views of the rear garden, filling the room with natural light.

**FIRST FLOOR LANDING:** Two cupboards with shelving storage and an airing cupboard housing hot water tank with slatted shelving, hatch to part boarded loft with light, oak flooring, smoke alarm and radiator.

**BEDROOM:** Wooden flooring, radiator and window to rear with far reaching countryside views.

**BEDROOM:** Wooden flooring, radiator and windows to side and rear with lovely views.

**BEDROOM:** Wooden flooring, radiator, area of floating shelving and window to front.

**NURSERY/OFFICE:** Carpet as fitted, radiator and window to front with fitted blind.

**SHOWER ROOM:** Tiled shower cubicle with rainfall showerhead and handheld shower attachment, heated towel rail, part panelled walling and tiled flooring.



**FAMILY BATHROOM:** Panelled bath with traditional style mixer tap with handheld shower attachment, low level wc, pedestal wash hand basin, heated towel rail, painted wooden floorboards, part tiled walling and obscured window to front.

**OUTSIDE FRONT:** The area of garden is principally laid to lawn with some mature rose bushes, beautiful Wisteria, open wood store, off road parking along with a wooden shed. Gate provides side access to the rear garden.

**OUTSIDE REAR:** The mature garden benefits from a great deal of privacy and features two gravel patios with the remainder of the garden being laid to lawn with some mature cherry and apple trees plus a compost area to the rear of the garden. There is also a recently installed fully insulated garden room with wood effect laminate flooring, electric strip lighting, numerous power points, and French doors with windows to the side.

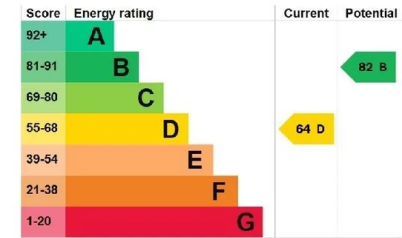
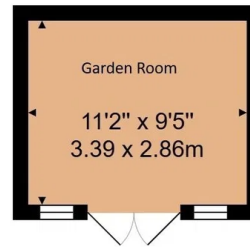
**TENURE:** Freehold

**COUNCIL TAX BAND:** D

**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](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas  
Rights and Easements - Private Road with unrestricted access

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.



**Ground Floor**



**First Floor**

**House Approx. Gross Internal Area 1273 sq. ft / 118.2 sq. m**  
**Outbuilding Approx. Internal Area 104 sq. ft / 9.7 sq. m**

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.



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