



**SHERIFFS LANE**  
ROTHERFIELD - £415,000



3 Victoria Cottages, Sheriffs Lane, Rotherfield,  
Crowborough, TN6 3JF

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

This beautifully presented three bedroom Victorian terraced cottage offers charm, character, and countryside living. Set over three floors and positioned in an idyllic spot on the outskirts of the sought-after village of Rotherfield, this home enjoys panoramic views across open farmland and rolling countryside. A welcoming porch provides space for coats and shoe storage and entry into the sitting room featuring a traditional fireplace with a wood-burning stove. The heart of the home is the extended kitchen/dining room/family room, offering plenty of space for family meals or entertaining, complemented by another traditional fireplace with a log-burning stove. Upstairs, the first floor offers two light-filled bedrooms, both with stunning views, alongside a family bathroom. The top floor is home to the main bedroom, a wonderful room, boasting dual-aspect windows, an abundance of natural light, and those same spectacular countryside views. Outside, the property features a low maintenance front garden and a stunning white flowering wisteria adorns the front of the house and porch, while the generous rear garden, complete with mature flower beds, trees, and direct views over open countryside. This charming home blends period features with modern comforts and occupies a truly enviable location. Properties of this quality and setting rarely come to market, early viewing is highly recommended.

A wooden door provides access into:

**Porch:**

A vaulted ceiling with a small oak beam and comprising coir entrance matting with Victorian style flooring, area of open shelving for shoe storage, coats hanging area and window to the side.

**Sitting Room:**

Fireplace incorporating a log burning stove with brick cheeks, brick heath and white painted wooden mantle with two built in cupboards either side of the fireplace with wooden tops and three fitted floating wooden shelves. Wood flooring, traditional style radiator, two wall lights and an attractive bay window to the front with far reaching views.

**Kitchen/Dinina/Family Room:**



**Kitchen/Dining/Family Room:**

A solid wood shaker style kitchen fitted with a range of high and low level units with under unit lighting and wooden work surfaces incorporating a Butler sink with traditional style mixer tap. Integrated appliances include a high level oven with fan assisted oven and grill above, 4-ring induction hob, tall fridge/freezer, dishwasher and a washer/dryer. Plenty of room for a large dining room table and a beautiful open fireplace with log burning stove, brick cheeks and oak mantel over. Large under stairs cupboard housing wall mounted Gabarron electric combi boiler along with areas of shelving, oak engineered flooring and a smoke alarm. The Dining Room area is currently being used as a family area and has two rain sensitive Velux windows and bifold doors leading out to the rear garden.

**First Floor Landing:**

Built in cupboard, fitted carpet, smoke alarm and area of open shelving.

**Bedroom:**

Traditional style feature fireplace, fitted carpet, radiator, small under stairs storage area and window to the front with fabulous far reaching views.

**Bedroom:**

Feature fireplace with brick cheeks, fitted cupboard with hanging and shelving space, fitted carpet, traditional style radiator, window overlooking the rear garden with fabulous far reaching views over farmland.

**Family Bathroom:**

Panelled bath with traditional style taps and tiled surround, walk in fully tiled shower enclosure with Grohe shower, low-level wc, pedestal wash and basin with mosaic tiled splashback and glass mirror above, wood effect laminate flooring, extractor fan, radiator and obscured window to the rear.

**Second Floor:****Bedroom:**

Fitted cupboards with hanging rails and pull out drawers, two areas of eaves storage, fitted carpet, radiator, dual aspect with window to front with far reaching views and a Velux window to the rear also offering fabulous views towards Rotherfield.



### Outside Front:

A beautiful white-flowering wisteria adorns the front of the house and porch, accompanied by a selection of mature shrubs and plants, as well as a large wooden log store.

### Outside Rear:

The rear garden is mainly laid to lawn with some sleeper surround raised flower bed borders and a patio. There is a pink/white flowering Crabapple, a raised wooden planter, wooden shed and a pleasant outlook onto farmland.

### 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](http://www.gov.uk)  
Services - Mains Water, Electricity & Drainage  
Heating - Electric

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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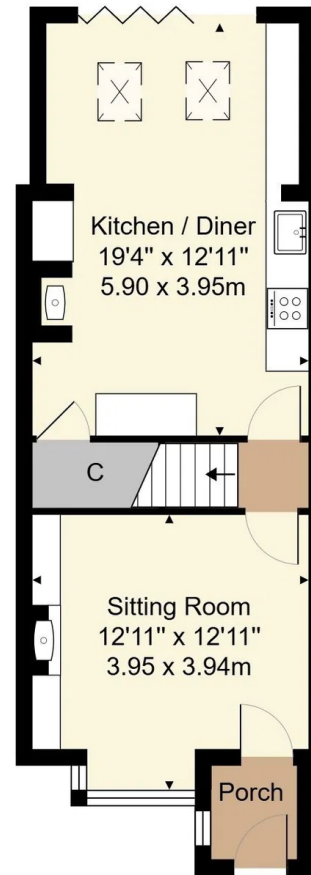
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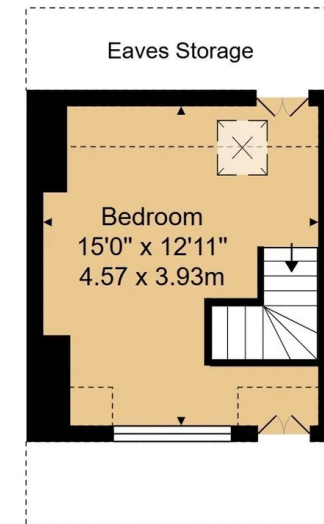
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 991 ft<sup>2</sup> ... 92.0 m<sup>2</sup>

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.