



COTTAGE HILL

ROTHERFIELD - £825,000



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Clonskeagh, Cottage Hill, Rotherfield, TN6 3JN

This remarkable semi-detached family home is set back from the road, screened by mature hedgerows offering privacy and seclusion. Built in 1898, Clonskeagh is a former doctor's surgery for the village and is steeped in history.

You step into the kitchen/breakfast room greeted by its tall ceilings and abundance of light from its dual aspect feature. There is an array of fitted cabinets and solid wood worksurfaces along with a tall original larder cupboard. Included is an AGA oven, separate electric fan oven, four ring hob, dishwasher and sink with drainer. It is a spacious room with ample space for a large table and chairs, perfect for day-to-day dining or entertaining. From the kitchen/breakfast room is a separate dining room, currently also used as a snug with lots of natural light, solid wood flooring and log burning stove. This pleasant reception room provides garden views and is the former doctors waiting room. There is a conservatory also accessed from the kitchen/breakfast room via French doors, offering a beautiful outlook onto the garden and with a further set of French doors opening onto the patio.

The sitting room is accessed from both an inner hallway and from the kitchen/breakfast room. It's of large proportions with tall ceilings, original flooring, pretty fireplace with log burning stove and features to include original cornicing, tall skirting boards and picture rails. A wide bay window looks onto the attractive garden and brings plenty of natural light to the room. From the inner hallway is a utility room with space for a washing machine and tumble dryer along with the heating system and Megaflow tank along with fitted storage. A useful cloakroom completes the ground floor. A door from the hall takes you to the cellar with its original wine racking and with lots of space for storage.

A wide, carpeted and turning staircase with tall window takes you to the first-floor landing. The principal bedroom enjoys elevated views of the garden and countryside beyond through the wide sash window. It has tall ceilings, original painted floorboards, a bespoke triple fitted wardrobe and original feature fireplace.

A further double bedroom with an en-suite would make an ideal guest bedroom. It has attractive original floorboards, dual aspect sash windows, original fireplace and space for bedroom furniture.





The en-suite has a wide walk-in shower, WC, wash basin and chrome heated towel rail. A further bathroom has a free-standing bath with a shower attachment as well as a separate walk-in shower with rain-head attachment. It has a WC and wash basin along with Victorian style heated towel rail and sash window. There is an additional cloakroom serving the first floor with a WC and wash basin.

A second, carpeted staircase with two windows takes you to the landing on the second floor with its loft access and fitted cupboard. A large double bedroom has fantastic views of open countryside and has generous space for large bedroom furniture. There are two further bedrooms on the second floor with one being a double and the other being a large single bedroom or home office. The second floor is served with a well-presented shower room incorporating a WC and wash basin and rain-head shower.

Outside, the garden has been subject to comprehensive landscaping works in recent years. A central well maintained lawn is accessed from the large patio area with Indian Sandstone tiles, planted pergola and raised sleeper flower beds. There are further seating areas within the garden and a wealth of colour and greenery with an abundance of perennials including cottage garden varieties along with hydrangeas, roses, jasmin, clematis, honeysuckle, lilac, rhododendron, camellias, spirea, weigela and cornus. At the rear is a secluded fruit and vegetable garden to include apple (Bramley and eating), fig, plum, gooseberry, blackcurrant, blueberry and rhubarb. There is a potting shed, fruit cages and a poly tunnel. A further large shed can be found at the top of the garden. At the front is the gravelled driveway with parking for several vehicles and with an electric vehicle charging point.

Glazed entrance door into:

KITCHEN/BREAKFAST ROOM: A light and airy room with plenty of low wooden cabinets and solid wood worksurfaces along with original fitted larder cupboard and a one and half sink and drainer. Appliances include a gas aga with two plates and two ovens, separate electric fan oven with electric hob top, a fitted dishwasher and space for an American sized fridge freezer. Space for large table and chairs, tiled floor, tall ceilings, radiator and wide sash windows with dual aspect.

DINING ROOM/SNUG: Open fire with log burning stove, two cast iron radiators and loft access via a pull down ladder. Solid wood flooring, dual aspect with corner window feature and views of the garden.

CONSERVATORY: Two cast iron radiators, tiled floor and French doors to garden.

SITTING ROOM: Open fire with log burning stove, original floorboards, picture rails, cornicing and tall skirting boards. Two radiators, serving hatch and bay window with views of garden.

UTILITY ROOM: Fitted cupboard and shelving, space for washing machine and tumble dryer, boiler and mega flow cylinder, tiled flooring and window.

CLOAKROOM: WC, wash basin, tiled floor, part tiled walls, radiator and sash window.

CELLAR: Split into two sections featuring original fitted wine racks, ample storage space, consumer unit and windows.

Turning carpeted stairs to first floor landing with tall window.

BEDROOM: Double bedroom benefiting from a bespoke triple fitted wardrobe along with space for further bedroom furniture. There is an original fireplace, painted original floorboards, radiator and wide sash window with far reaching views.

BEDROOM: A light and airy double bedroom featuring an original fireplace with original floorboards, radiator, dual aspect sash windows and door into:

EN SUITE SHOWER ROOM: Wide walk in shower, WC, wash basin with storage and mirrored cabinet. Chrome heated towel rail, tiled flooring, part tiled walls and extractor fan.

BATHROOM: Freestanding bath tub with shower attachment, separate walk-in rainhead shower, WC and wash basin with fitted storage. Period style heated towel rail, tiled floors, part tiled walls, extractor fan and tall sash window.

CLOAKROOM: WC, wash basin, tiled floor and sash window.

Turning carpeted stairs to second floor landing with two sets of windows, fitted cupboard and loft access.

BEDROOM: Spacious double bedroom with original fireplace and ample space for bedroom furniture. Fitted carpet, radiator and large window with far reaching countryside views.

BEDROOM: Double bedroom with fitted wardrobes and shelving and space for further bedroom furniture. Painted original floorboards, radiator and wide window.

BEDROOM: Large single bedroom or office with original fireplace, space for bedroom furniture, painted original floorboards and wide window.

SHOWER ROOM: Walk-in shower with subway style tiled walls and rainhead attachment, WC and wash basin. Wood effect tiled flooring, extractor fan and envelope window.

OUTSIDE REAR: Full width Indian sandstone patio with pergola and established flowerbeds, shallow steps to further seating area with footpaths bordering a large mature lawn with surrounding flower beds and seating areas. In addition is a separate garden area at rear with a potting shed, fruit cage and a poly tunnel.

OUTSIDE FRONT: Large driveway with parking for several vehicles, EV charging point and a selection of raised flower beds.

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. There are plenty of countryside walks on the doorstep with Millennium Green and Hornshurst Woods popular choices. There is a large recreational ground in the village with a play park, Bowles green and football pitch. All in all, a desirable place for families to grow in a safe village built on a great community spirit.

TENURE: Freehold

COUNCIL TAX BAND: G

VIEWINGS: By appointment with Wood & Pilcher
Crowborough on 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

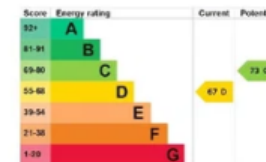
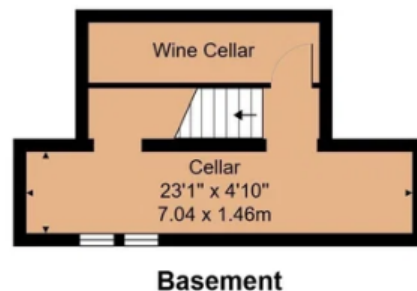
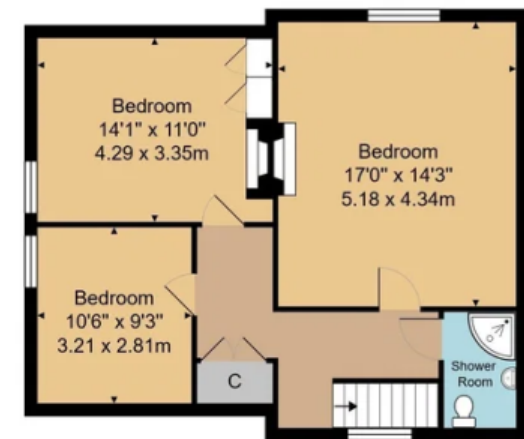
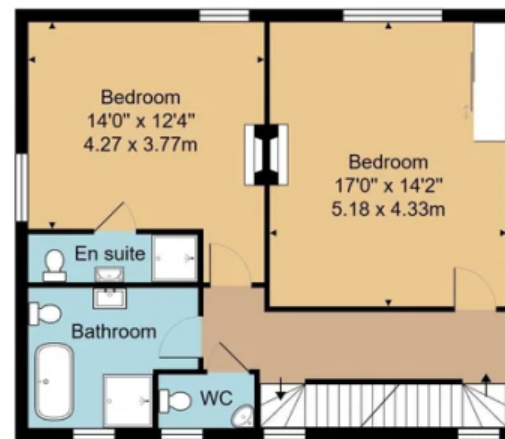
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England
- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central





Approx. Gross Internal Area (Incl. Cellar) 2733 sq. ft / 253.9 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.

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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