



NEW ROAD

ROTHERFIELD - £695,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Spindrift, New Road, Rotherfield, TN6 3JP

Porch - Entrance Hall - WC - Sitting Room - Study
Kitchen/Dining Room - Conservatory - Four Bedrooms
En Suite Shower Room - Family Bathroom - Front Garden
Off Road Parking - Single Garage - Beautiful Rear
Garden & Patio

Situated just off of New Road, the house is neatly tucked away in a peaceful backwater. It has a smart exterior of brick and wooden cladding along with a driveway, garage and established flower beds fronting the house. An external porch is a useful addition from the present owners and offers space to hang coats and keep muddy boots. It opens into the inviting entrance hall with wood effect laminate flooring and heating underneath along with fitted storage and downstairs WC. On your right is the carpeted sitting room with tall windows stretching the width of the room along with underfloor heating and attractive electric fire with stone surround. An area from the sitting room with a window to the side lends itself perfectly as a study and benefits from a fitted storage cupboard. Back to the entrance hall and just a few shallow stairs take you to the kitchen/dining room, draped in natural light and with extra high ceilings. It has comfortable space for a large table and chairs, perfect for dining and entertaining. The kitchen itself has plenty of high and low solid wood cabinets with quartz topped worksurfaces. There is a central island with further worksurface space and fitted storage. The kitchen/dining room also has further storage from a deep fitted cupboard and fitted larder cupboard. Included with the kitchen is a tall fridge/freezer, four-ring electric hob with extractor, fan oven and grill along with a dishwasher and tumble dryer. Bi-Fold doors open from the kitchen/dining room into the conservatory, allowing for a completely separate additional living space, or otherwise creating a large, I-shaped room offering fantastic open-plan accommodation. The conservatory has wood effect laminate flooring and looks onto the beautifully manicured rear garden. There is a single door to the side along with double French doors and electric roof windows. From the entrance hall, a carpeted staircase takes you to the first floor landing with underfloor heating, window to the side and with access to the loft.





The main bedroom which is carpeted with underfloor heating is at the rear of the house. It has tall windows and a Juliet balcony with French doors offering fantastic undisturbed views of The Millennium Green. There is a double fitted wardrobe, a further inset space for storage and an en-suite shower room. The en-suite is fully tiled with a walk-in shower, WC, wash basin, frosted window and extractor fan. Bedroom two is another generous sized double room with tall windows and a Juliet balcony with French doors. It has two double fitted wardrobes, is carpeted and has underfloor heating. Bedrooms three and four are further double rooms, both carpeted and both with fitted wardrobes. A family bathroom is well presented with a bath and shower attachment, a separate walk-in shower, WC, wash basin, frosted window and extractor fan. Outside, the gardens have been meticulously maintained with a wealth of colour from its established bordering flowerbeds, full of mature shrubs, plants and flowers. There are two patio areas for seating/dining with paths taking you to the rear of the garden, beyond the immaculate lawn. The garden has gated access to each side of the house along with pedestrian access to the garage, which has ample storage space along with power and light. At the front of the property is a spacious block paved driveway with parking for several vehicles and the garage with its up and over door.

PORCH:

Upvc door to entrance porch with glass roof, light, coat hooks and further Upvc door to entrance hall.

ENTRANCE HALL:

Fitted understairs cupboard, wood effect laminate flooring with underfloor heating and door to cloakroom.

WC:

WC, wash basin, tall mirror, tiled flooring and extractor fan.

SITTING ROOM:

A light and airy room featuring an electric fire with stone surround. Fitted carpet with underfloor heating and full width tall windows to front.

STUDY:

Fitted cupboard, fitted carpet and window to side.

KITCHEN/DINING ROOM:

A spacious room, full of natural light with extra high ceilings and comprising a fully fitted kitchen accompanied by solid wood high and low cabinets and Quartz topped work surfaces over incorporating a double sink and drainer. Integrated appliances include a fan oven and grill, four ring electric hob with extractor, a dishwasher, fridge/freezer and tumble dryer. In addition is a centre island with further storage and worksurface space. Ample space for large table and chairs, fitted cupboard, fitted larder cupboard, wood effect laminate flooring with underfloor heating, a tall window to rear and bi-fold doors opening into the Conservatory.

CONSERVATORY:

Enjoying views over the beautiful rear garden this room features electric roof windows, fitted blinds, laminate wood effect flooring, single door to side and French doors to the rear garden.

Carpeted turning staircase to first floor landing.

FIRST FLOOR LANDING:

Cupboard housing water cylinder, loft access, fitted carpet with underfloor heating and window to side.

BEDROOM:

A large double bedroom with fitted double wardrobe and inset storage area. Fitted carpet with underfloor heating, French doors and a Juliet balcony with elevated views of the Millennium Green beyond and door to en suite shower room.

EN SUITE SHOWER ROOM:

Walk in shower, wc, wash basin, tall mirror and chrome heated towel rail. Tiled flooring and walls, extractor fan and a frosted window to side.

BEDROOM:

Spacious double bedroom to include two double fitted wardrobes, fitted carpet with underfloor heating, tall windows and French doors with Juliet balcony to front.

BEDROOM:

Another double bedroom enjoying views over the Millennium Green to include a fitted wardrobe, fitted carpet with underfloor heating and a tall window to rear.

BEDROOM:

A double bedroom featuring single and double wardrobes, fitted carpet with underfloor heating and a tall window to front.

FAMILY BATHROOM:

Walk in shower, bath with shower attachment, wc, wash basin, shaver point and a tall mirror. Chrome heated towel rail, tiled flooring and walls, extractor fan and a frosted window to side.

OUTSIDE FRONT:

Established front flower beds with a plethora of mature plants and flowers with a raised brick wall surround. There is a block paved driveway with parking for several vehicles and access to a single garage which has plumbing for a washing machine and sink.

OUTSIDE REAR:

Adjacent to the property is a block paved patio ideal for outside seating. Block paved paths lead to a further patio area to the rear of the garden accompanied by an array of established flower bed borders with mature plants, shrubs and flowers along with areas of lawn. In addition there is a garden shed, outside tap, gated side access to both sides of the property, rear access to garage and secure borders.



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:

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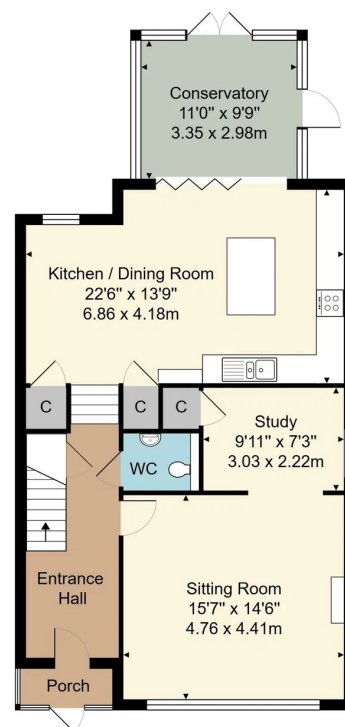
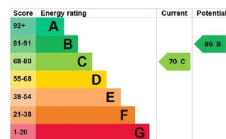
VIEWINGS:

By appointment with Wood & Pilcher Crowborough
01892 665666

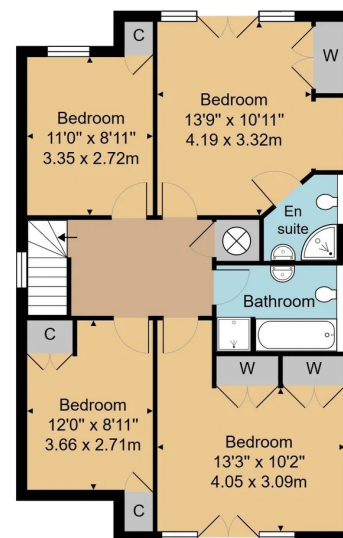
ADDITIONAL INFORMATION:

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

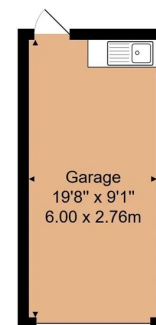




Ground Floor



First Floor



House Approx. Gross Internal Area 1692 sq. ft / 157.2 sq. m
Garage Approx. Internal Area 178 sq. ft / 16.6 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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