



CHURCH ROAD
ROTHERFIELD - £399,950



Stamp Place, Church Road, Rotherfield, TN6 3LG

Kitchen - Living Room - Four Bedrooms - Family
Bathroom - Spacious Attic - Enclosed Garden

This charming Grade II listed attached cottage is offered with no onward chain and provides generous living space throughout. It features an elegant living room with a fireplace that flows seamlessly into the dining room and onward to the kitchen. Upstairs, the first floor comprises four bedrooms, a family bathroom, and access to a notably spacious attic. Externally, the property benefits from a beautifully maintained, private enclosed garden, ideal for outdoor dining and entertaining. Parking is available on-street within the village.

Timber entrance door into:

KITCHEN:

Range of matching wall and base units with wooden worktops over and incorporating a Butler sink. Appliances include a built-in oven with gas hob and extractor fan over, integrated washing machine, integrated dishwasher and space for fridge/freezer. Radiator, beamed ceiling, tiled floor and window to front.

LIVING ROOM:

Exposed brick fireplace with wood burning stove, oak bressumer and brick hearth. Large brick recess with lighting, built-in storage cupboard, oak flooring, beamed walls and ceiling, two radiators, wall lights, tv/telephone points, window to front and wooden staircase to first floor.

FIRST FLOOR LANDING:

Triple built-in storage cupboards currently housing a tumble dryer with storage shelving and gas boiler. carpet as fitted, radiator and staircase to large attic.

ATTIC:

Original flooring, window to front and additional Velux window.



BEDROOM:

Large range of built-in wardrobes, beamed walls and ceilings, carpet as fitted, radiator and window to front.

BEDROOM:

Brick recess with wooden fire surround (currently not in use), carpet as fitted, radiator, beamed walls and ceiling, high window to stairwell and two windows to front.

BEDROOM:

Beamed ceiling, carpet as fitted, radiator and windows to front and rear.

BEDROOM:

Currently used as a study with telephone point, carpet as fitted, radiator and window to front.

BATHROOM:

Enclosed bath with shower attachment, low level wc and pedestal wash basin. Beamed walls and ceiling, solid wood flooring, radiator and glazed window to front.

OUTSIDE:

The property is accessed via a small walkway from Church Road which provides access via a gate that leads to an enclosed garden to the front of the property. The garden enjoys a patio area, lawn and gravel areas, garden shed and fence borders. Parking is available on-street within the village.

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.



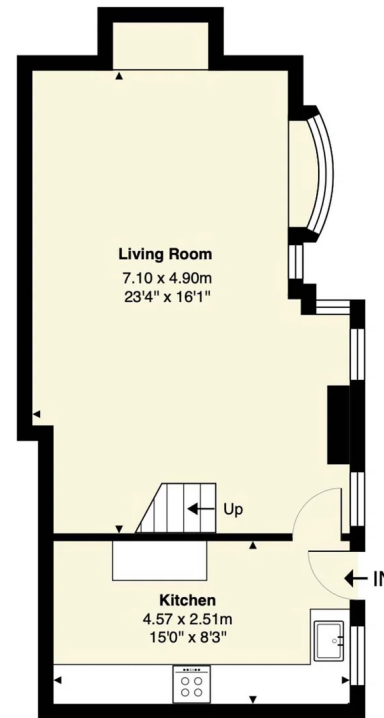
Gatwick airport is also within easy reach with access by car taking less than an hour. For education, there is a popular pre-school as well as Rotherfield primary school. Further educational facilities are available within all the surrounding villages and towns. There are plenty of countryside walks 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

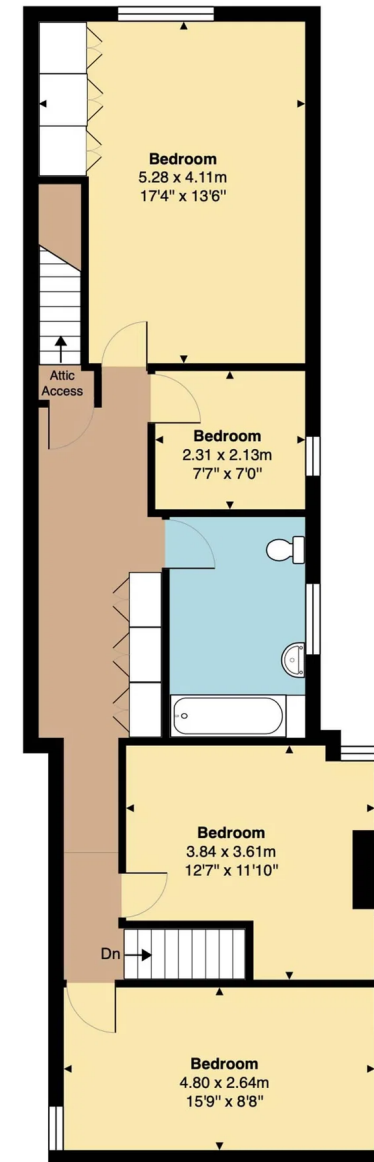
COUNCIL TAX BAND:
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VIEWINGS:
By appointment with Wood & Pilcher Crowborough on 01892 665666

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 Heating
Rights and Easements - Flying Freehold Above Shop



Ground Floor
Approx Internal Area
481 sq ft (44.7 sq m)



First Floor
Approx Internal Area
816 sq ft (75.8 sq m)

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Not To Scale.
Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.
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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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