



NEW ROAD

ROTHERFIELD - £675,000



**WOOD &
PILCHER**

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Timbers, New Road, Rotherfield, TN6 3JT

Entrance Hall - Sitting Room - Conservatory - Dining Room - Kitchen - Utility Room - Cloakroom - Rear Porch
First Floor Landing - Three Bedrooms - Family Bathroom
Detached Single Garage - Driveway Parking - Rear Garden

This detached family home is set back from the road behind a spacious front driveway with a sliding electric gate, offering privacy and security. A covered front entrance door opens into a spacious inviting hall with tall window above the stairs and a large understairs storage cupboard. On your left is the sitting room which is a generous size and has carpeted floors along with a dual aspect feature, log burning stove with solid wood surround and exposed beams. Double doors from the sitting room open onto the conservatory, which is another lovely seating area with pleasant views and French doors onto the garden. Back to the entrance hall and on your right is the dining room with dual aspect feature, carpeted floors, exposed beams and ample space for a large table and chairs. A door from the dining room opens onto the kitchen with smart floor tiling and subway style wall tiling. It offers plenty of fitted gloss cabinets, wood effect worksurfaces, a sink and drainer beneath the window along with a large fitted range oven and space for a dishwasher. It is a light and airy room, benefiting from a dual aspect feature and also offers space for more casual, day to day dining. A useful utility room with attached boot room/rear porch offers space and plumbing for a washing machine and tumble dryer. Completing the ground floor is the useful cloakroom with WC, wash basin, frosted window and wall mounted boiler. A carpeted, turning staircase with tall window leads to the first floor landing with its dormer window, carpeted flooring and double sized airing cupboard. The main bedroom is a large double room with carpeted flooring, fitted wardrobes, fitted eaves storage and en-suite shower room. The en-suite is well presented with smart polished wall tiles and has a Velux window. There is a walk-in shower, WC, wash basin, chrome heated towel rail, extractor fan and Velux window. The further two bedrooms are both double rooms. Both are carpeted and have built in wardrobes along with useful eaves storage.





Completing the first floor is the family bathroom with tile effect floor and polished tiled walls. It has a bath with shower attachment, walk-in shower, WC, wash basin, extractor fan and Velux window. Outside, the garden wraps around the house offering a choice of patio areas for dining/relaxing and with a sunny lawn to the rear and with established plants and shrubs. The garden is secure and private with gated front access and fenced borders. There is a detached garden office with power and lighting along with detached single garage with power too. At the front of the house is a large tarmac driveway with ample parking for several vehicles behind a secure, electric sliding gate.

Covered front door with exterior light into spacious entrance hall.

ENTRANCE HALL:

A light and airy hall with exposed beams, fitted carpet and a fitted understairs storage cupboard.

SITTING ROOM:

A spacious, dual aspect room featuring a large open fireplace with log burner and solid oak surround. Exposed beams, two radiators and double doors to a conservatory.

CONSERVATORY:

Wood effect laminate flooring, power points and enjoying views over the garden with direct access via French doors.

DINING ROOM:

Space for large table and chairs, radiator, fitted carpet, exposed beams and two windows enjoying a dual aspect.

KITCHEN:

Range of glossy high and low level cabinets with wood effect worksurfaces and smart subway style wall tiles, one and a half sink and island. Included is a range oven with five ring gas hob and extractor, space for American style fridge/freezer and further space for a dishwasher. Radiator, exposed beams and two windows benefiting from a dual aspect.

UTILITY ROOM:

Additional wall cabinets and work surfaces with subway style wall tiles, space for washing machine and tumble dryer along with tiled flooring.

CLOAKROOM:

WC, wash basin and mirrored cabinet. Wall mounted boiler, tiled floor, subway style wall tiles and a frosted window.

BOOT ROOM/REAR PORCH:

Accessed from utility room with tiled floor, radiator, two windows and door to front driveway.

Carpeted turning staircase with tall window to first floor.

FIRST FLOOR LANDING:

Fitted eaves storage, access to loft and a double sized airing cupboard with radiator. Fitted carpet, radiator and a large dormer window.

BEDROOM:

A light and airy room with double fitted wardrobe, fitted eaves storage and space for further bedroom furniture. Fitted carpet, radiator and a window.

EN SUITE SHOWER ROOM:

Walk-in shower, WC, wash basin with fitted storage and mirrored cabinet. Tile effect flooring, polished wall tiles, chrome heated towel rail, extractor fan and Velux window.

BEDROOM:

A spacious double room with fitted double wardrobe and space for further bedroom furniture. Fitted carpet, radiator and a window.

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A bright room with a double fitted wardrobe and space for further bedroom furniture. Fitted carpet, radiator and a window.

BATHROOM:

Walk-in shower, bath with shower attachment, WC and wash basin with storage. Towel storage space, chrome heated towel rail, tile effect flooring, extractor fan and Velux window

OUTSIDE REAR:

A private garden enjoying wrap-around gardens accompanied by a lawn area, spacious patios, raised flower beds and mature plants, shrubs and trees. Outdoor lighting, covered storage area and a garden office with power. Secure borders and double gated side access to front.

OUTSIDE FRONT:

An electric sliding gate provides access to a generous driveway with ample vehicle parking that leads to a detached single garage with power. Outdoor lighting and outside tap.

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.

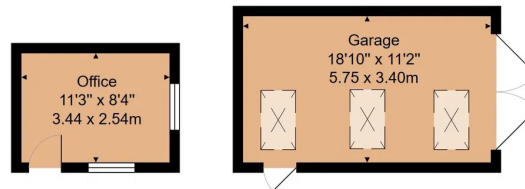
TENURE:
Freehold

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





First Floor



Ground Floor

House Approx. Gross Internal Area 1733 sq. ft / 161.0 sq. m
 Garage Approx. Internal Area 211 sq. ft / 19.6 sq. m
 Office Approx. Internal Area 94 sq. ft / 8.7 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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