



5 Trulls Hatch forms an elegant well-proportioned apartment with its own private garden and surrounded by exceptionally maintained grounds and woodland. A private gated driveway invites one to this spacious property, offering 3 bedrooms, kitchen, spacious sitting/dining area, bathroom, wet room, plentiful storage and private garden. EPC Rating: C

Offers in region of £550,000-£585,000 Leasehold

5 Trulls Hatch

Argos Hill, Rotherfield, Crowborough TN6 3QL

£550,000-£585,000 Leasehold

5 Trulls Hatch is situated in a private residence surrounded by mature gardens and grounds. The property is accessed via gated driveway, providing residence with a smartly presented welcome into the estate.

The property is a ground floor apartment situated in a wing of this traditional styled building. Steps lead down from the driveway to a pathway & communal entrance to lobby; a separate door invites one into the property.

The generous, panelled hallway allows one to navigate the apartment, linking the living area to the bedrooms and bathrooms. The hallway includes multiple storage cupboards and display areas neatly fitted into the walls for convenience.

The kitchen is accessed from the hallway a window to the side, fitted with a range of wall and base units, granite and wood worktops, inset sink, range cooker with extractor fan, freestanding fridge/freezer, dishwasher & washing machine. There is also a breakfast bar toward to entrance of the room.

The hallway draws one into the open plan sitting/dining room. The space offers a natural sense of separation between the two areas. The dining currently sits to the middle of the room with window to the side and ample shelves to one wall. A large sitting room area enjoys a wide window to the rear with views of the private garden. One can enjoy the space for entertaining family & friends, or simply a place to relax. A door to the side provides access to the private patio and garden.

Bedroom one enjoys multiple built in storage cupboards, plentiful floor space, windows to the front and side welcoming ample light. A walk in wet-room en-suite comprises of a tiled walk-in shower, vanity unit and WC with window above.

Bedroom two is accessed from the hallway adjacent to the main bedroom. This double room includes window to the front, ample space for freestanding furniture. An ideal space for children, guests, office or additional snug.

Bedroom three is the largest of the bedrooms. Originally two rooms, now combined into one enjoying additional space for seating and office desk. Built in wardrobes reside accommodating generous storage and a large window to the rear garden. A further door leads back to the dining room.

The newly installed bathroom features an Edwardian style high levelled cistern chain flushed toilet with raised seating, a bath complete with handles for comfort and shower over for convenience. A vanity unit with oval atop sink features, plus additional storage cabinet. Lightly coloured tile flooring and partial tiled walls accompany brilliant white paint.

The property enjoys a private garden accessed directly from the sitting room. A patio is enjoyed offering additional external entertainment space for long summer evenings. Steps to the side venture to the raised lawn area, complete with mature surrounding shrubs and trees offering a secluded and private environment.

Parking and small single garage are accessible from the gated driveway entrance.

The house is located off an exclusive private estate between the villages of Mayfield, Rotherfield and Mark Cross.

All three villages offer a small store and pub, local primary schools, with Mayfield and Rotherfield also enjoying a post office, GP surgery and pharmacy. Mayfield includes florist, greengrocers and deli, dentist. There are cafes and pubs to choose, including the renowned Middle House Hotel in Mayfield.

For more comprehensive facilities Tunbridge Wells is approximately 6 miles to the north. Railway stations can be found at Wadhurst (4 miles), Crowborough (5 miles), and Tunbridge Wells. Providing services to London Bridge and London Charing Cross.

Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing on Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.

Material Information

Council Tax Band E (rates are not expected to rise upon completion).

Mains Gas, electricity, water and a shared, private sewerage system for Trulls Hatch.

The property is believed to be of brick/block construction with a tiled roof.

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within the AONB and conservation area.

The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: we are informed that Superfast broadband is available at the property.

Mobile Coverage: There is variable mobile coverage from various networks.

We are not aware of any mining operations in the vicinity

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access, but does have step free accommodation.



Approximate total area^m
142.1 m²
1532 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy performance certificate (EPC)

5 Trulls Hatch
Argos Hill
Rotherfield
CROWBOROUGH
TN6 3QL

Energy rating
C

Valid until: 7 June 2036

Certificate number: 3336-6025-7600-0622-3222

