

Rear View



ORCHARD COTTAGE
TOWN ROW, ROTHERFIELD - £460,000



1 Orchard Cottage

Town Row
Crowborough TN6 3NG

**Entrance Porch - Kitchen/Diner – Inner Hall - Downstairs
Cloakroom - Sitting Room – Family Room - Master
Bedroom With En Suite Shower Room - Two Further
Double Bedrooms - Family Bathroom - Driveway With
Ample Parking - Large Rear Garden & Paddock**

The property comprises of an extended semi-detached cottage with the internal accommodation consisting of an entrance porch, kitchen/diner, downstairs wc, sitting room and a further reception room where the original front door is located. To the first floor is a good-sized landing leading to three double bedrooms, a family bathroom and en suite shower room to the master bedroom. This property would make an ideal home for somebody looking to put their own stamp on their new home. Externally a long drive leads to an area of parking for several vehicles together with a small front garden and the large rear garden leads to a generous Paddock.

MAIN ENTRANCE:

Timber front door with obscured double glazed insert leads into:

ENTRANCE PORCH:

Tiled flooring, radiator, coats hanging area, storage cupboards, recessed spot lights and velux window.

KITCHEN/DINER:

Range of matching wall and base units with roll top work surfaces and tiled splashback, inset one and half sink bowl with drainer, chrome mixer tap and additional filtered water tap, Rangemaster cooker with 5-ring gas hob and extractor above, separate spaces and plumbing for washing machine, dishwasher and American style fridge/freezer, larder cupboard with light, space for dining table and chairs, tiled flooring, radiator, double glazed windows to side and rear and door into:

INNER HALL:

Tiled flooring and door into:



DOWNSTAIRS CLOAKROOM:

Low level wc, space saving wash hand basin with tiled splashback, tiled flooring, radiator, extractor fan and obscured double glazed window to side.

SITTING ROOM:

Feature fireplace with inset multi-fuel burner with quarry tiled flooring, tv & telephone points, cupboard housing the combi gas boiler with shelving and gas meter, fitted carpet, two radiators, double glazed windows to front and side and door into:

FAMILY ROOM:

Feature fireplace with mantel (not in use), radiator, fitted carpet, telephone point, under stairs storage cupboard with light, electric meter and fuse box, double glazed window and original timber door with obscured glazed inserts to front.

FIRST FLOOR LANDING:

Loft hatch with access to attic, airing cupboard with shelving, radiator, exposed wooden flooring, double glazed window to rear and range of doors into:

MASTER BEDROOM:

Exposed wooden floorboards, radiator, wall lighting, double glazed windows to rear overlooking the garden and door into:

EN SUITE SHOWER ROOM:

Enclosed fully tiled shower cubicle with Bristan shower, low level wc, pedestal wash hand basin with chrome mixer tap set into vanity unit with tiled splashback, extractor fan, ladder style heated towel rail, exposed original floorboards, further loft hatch and obscured double glazed window to side.

BEDROOM:

Feature fireplace with mantel (not in use), exposed original floorboards, radiator and double glazed window to front.

BEDROOM:

Radiator, fitted carpet and double glazed window to front.

FAMILY BATHROOM:

Large corner bath with tiled splashback and separate hand held shower attachment, low level wc, pedestal wash hand basin with tiled splashback, ladder style heated towel rail, exposed wooden floorboards and double glazed window to side.



OUTSIDE:

To the front is an area of garden and steps leading down to the road. A single track driveway leads to an area laid to stone providing parking for several vehicles which in turn leads to the rear of the property. The large rear garden offers ample space for garden sheds/greenhouse and is predominately laid to lawn along with a garden pond and exterior lighting. A cottage style brick paved footpath then leads to a further enclosed rear garden/paddock which offers a great deal of privacy and seclusion with hedge and fence boundaries and again mostly laid to lawn.

SITUATION

The property is situated in the sought after hamlet of Town Row, which has the benefit of local store, in a quiet and tranquil setting within close proximity of country walks, etc. The village centre of Rotherfield is approximately one mile distant which offers a further range of facilities including general stores, greengrocer, pharmacy, doctors' surgery, local inns, churches and primary school. Crowborough town is approximately 4 miles away and offers good shopping facilities, a wide range of junior and senior schooling and main line rail services at nearby Jarvis Brook with trains to London approximately hourly. There are excellent recreational facilities including golf at Crowborough Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. The famous Ashdown Forest with its superb walks and riding facilities is also nearby. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 9 miles distance, whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive.

TENURE:

Freehold

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666.

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.

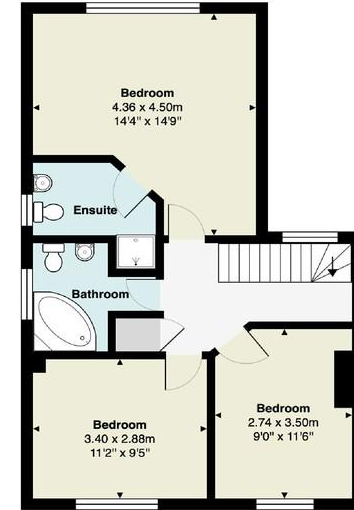


The Cross, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666

Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD, TONBRIDGE,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



Ground Floor
Area: 62.1 m² ... 669 ft²



First Floor
Area: 53.6 m² ... 577 ft²

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Total Area: 115.7 m² ... 1246 ft²

Whilst every attempt has been made to measure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, 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. Any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.