



WOOD & PILCHER



- Semi-Detached Cottage
- 2 Double Bedrooms
- Kitchen/Diner
- Sitting Room with Views
- Front & Rear Gardens
- Energy Efficiency Rating: D

Station Road, Rotherfield

£365,000

woodandpilcher.co.uk



1, Ridgemount, Station Road, Rotherfield, Crowborough, TN6 3HL

Moments from the centre of Rotherfield village this wonderful light filled house enjoys an elevated position with beautiful views across open countryside and the Millennium Green. A good size entrance hall greets you and leads into a sitting room with feature fireplace, a bright and airy kitchen diner with direct access out to the rear garden and a downstairs wc/utility. To the first floor are two double bedrooms and a modern family bathroom. Externally the rear garden offers a paved patio that provides a good deal of privacy with the remainder of the garden offering an array of established planting, shrubs and an area of lawn. This lovely and much loved home has been well maintained over the years and is set in a delightful and sought after location.

TIMBER FRONT DOOR:

ENTRANCE HALL:

Wood flooring, stairs to first floor, two radiators, double glazed window to front, seating/study area with cupboards to side and oak table top, telephone point, shelving, under stairs cupboards and door into:

SITTING ROOM:

This room enjoys beautiful views over the Millennium Green and open countryside to front and comprises of a feature fireplace with wood mantel surround, tiled hearth, iron basket and brick surround, dado rails, picture rails, shelving, carpet as fitted and large double glazed box bay window to front.

KITCHEN/DINER:

The dining area comprises of a feature fireplace with quarry tiled floor and



inset multi-fuel burner with flue, wood bressumer, made to measure glass panelled bespoke units, additional built-in storage and cupboards, wood flooring, space for dining table and chairs, radiator and double glazed window with aspect over rear garden.

The kitchen offers a range of wall and base units with worktops and upstands, two and half bowl stainless steel sink with mixer tap, built-in double oven, twin John Lewis double oven with 4-ring gas hob above, Bosch integrated dishwasher, Viessmann wall mounted gas boiler, tiled flooring, double glazed window and glass panel uPVC door opening out to the rear patio area.

DOWNSTAIRS CLOAKROOM/UTILIY AREA:

Low level wc, vanity wash hand basin with storage beneath, separate spaces for washing machine and dishwasher, LED spot lighting, tiled flooring, electric wall heater (not tested), electric underfloor heating, extractor fan and double glazed window to rear.

FIRST FLOOR LANDING:

Loft access and range of doors to:

BEDROOM:

A good size double bedroom with two double glazed windows overlooking the Millennium Green to front, recess area, built in wardrobe cupboard and further built-in cupboard, carpet as fitted and radiator.

BEDROOM:

Recess area with hanging rail, carpet as fitted, radiator and window to side.

FAMILY BATHROOM:

Panelled corner bath with shower attachment and tiled surround, dual flush low level wc, vanity wash hand basin with storage beneath, chrome heated towel rail, radiator, vinyl flooring, LED spot lighting and double glazed window to rear.

OUTSIDE FRONT:

Areas of raised flower beds, established planting and a selection of trees.

OUTSIDE REAR:

Brick block patio adjacent to the property ideal for garden table and chairs, two sheds, one with power and light, steps rising to an area of lawn, various trees, beds and attractive planting with fence boundaries.

SITUATION:

The property is in the delightful village of Rotherfield which offers an array of facilities including general stores, pharmacy, doctors' surgery, local inns, churches and primary school. Crowborough town is approximately 4 miles away and offers good shopping facilities including a range of supermarkets, 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 in approximately an hour's drive.

TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666





1 Ridgemount, Station Road, Rotherfield TN6 3HL

Total Area: 84.5 m² ... 910 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.

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01732 351135
01435 862211
01892 665666
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01892 528888
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