



NEW ROAD
ROTHERFIELD: £750,000

BROAD VIEW



Broad View

New Road, Rotherfield
Crowborough, TN6 3JR

++ CHAIN FREE ++

Entrance Porch - Reception Hall - Sitting Room - Dining Room - Kitchen - Breakfast Room - Utility Room - Shower Room - Four Bedrooms - Family Bathroom - Off Road Parking - Attractive Front & Rear Gardens - External Laundry Room

Offered to the market chain free is this beautifully appointed Edwardian detached family home situated within walking distance to the pretty and favourable village of Rotherfield. The spacious accommodation is set over four floors and in brief consists of two reception rooms to the ground floor, a traditional style kitchen with breakfast room, utility and a shower room to the lower ground floor, two bedrooms with a family bathroom to the first floor and a further two bedrooms situated to the top floor. Externally and a particular feature of this unique property are the fabulous gardens backing onto the Millennium Green, an external and useful store room and ample off road parking.

Glass wooden door provides access into:

ENTRANCE PORCH:

Tiled flooring, wall mounted electric heater, coats hanging area, ample shelving, windows to all sides and door into:

ENTRANCE HALL:

Laminate flooring, large understairs cupboard, smoke alarm, covered radiator, wall mounted heating thermostat and door into:





SITTING ROOM:

A bright and airy room featuring an original Edwardian fireplace with wooden mantel, wooden surround and granite hearth, two built in cupboards and floating shelves, two radiators, wall lighting and sash windows set into bay.

DINING ROOM:

Brick built feature fireplace with electric fire insert (not tested), large built in cupboards with shelving, radiator, wall lighting, ample space for dining room table and chairs, sash windows overlooking the rear garden and Millennium Green beyond.

KITCHEN:

The traditional style kitchen features a range of high and low level units with wood effect roll top work surfaces, one and half bowl stainless steel sink with swan mixer tap, integrated Neff appliances include a double fan assisted oven and separate microwave, 5-ring gas hob with extractor fan above and an AEG dishwasher. Laminate flooring, double glazed stable door leading down to the rear garden and large window with fitted blind to side.

BREAKFAST ROOM:

Fitted carpet, radiator, two large wooden shelving units, dual aspect with windows both with fitted blinds overlooking side and rear with views of the Millennium Green.

LOWER GROUND FLOOR:**UTILITY ROOM:**

Low level unit incorporating a stainless steel sink with mixer tap, storage cupboards, built in shelving, floating shelving, tiled flooring, wall lighting, wooden beamed ceiling, door leading out to rear garden along with window to side and door into:

SHOWER ROOM:

Large fully tiled corner cubicle with Mira Jump shower, low level wc, pedestal wash hand basin, wall mounted heated ladder style towel rail, extractor fan, vinyl flooring, part wooden wall panelling, LED recessed spotlighting and obscured window to side.

FIRST FLOOR LANDING:

Large built in wardrobe with hanging rail and shelving, large built in storage cupboard, fitted carpet, smoke alarm, sash window overlooking the Millennium Green, sash window to side and range of doors into:

BEDROOM:

A lovely light filled room featuring a built in double wardrobe with hanging rails and shelving, built in vanity unit with inset oval sink and cupboard beneath, wall lighting, fitted carpet and enjoying a dual aspect with windows to front and side both with fitted blinds.

BEDROOM:

Built in wardrobe with hanging rail and shelving, fitted carpet, radiator, dual aspect with sash windows overlooking the rear garden and window to side with fitted blind.

FAMILY BATHROOM:

Panelled walk in jacuzzi bath with mixer tap and handheld shower attachment, low level traditional style wc, pedestal Shires wash hand basin, built in cupboard, vinyl flooring, wall mounted towel rail, wall mounted radiator, wall light and obscured sash window to side.

SECOND FLOOR LANDING:

Fitted carpet, smoke alarm and doors to:

BEDROOM:

Corner fitted vanity unit incorporating a square Butler style sink with mixer tap and cupboard beneath, large fully boarded eaves storage area with lighting, fitted carpet, radiator and large window overlooking the garden and Millennium Green.

BEDROOM:

Ample wall to ceiling fitted wardrobes with hanging rail and shelving, fitted carpet, radiator and window to rear with fitted blind and views.

OUTSIDE:

Accessed via a wooden gate the pretty front garden features an Edwardian style pavement and paved front patio. To one side of the property a wooden gate provides access to a wooden shed and to the other side wooden double gates lead to a driveway providing off road parking. A further set of wooden double gates lead to the rear garden comprising a large paved patio with raised flower beds and is enclosed by fencing and wrought iron railings offering plenty of room for outside garden furniture to enjoy the beautiful views over the Millennium Green. In addition is external access to a laundry room which was previously the garage and comprises of wooden shelving, space for washing machine and tumble dryer and a large cupboard. Furthermore is an area of garden which is predominantly laid to lawn with various patio areas and a raised decked gazebo perfect for outdoor dining, a lovely ornamental pond with mature shrubs and plants, running water feature, greenhouse and a additional shed.



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.

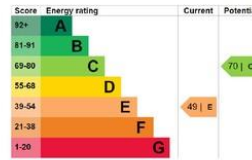
TENURE:

Freehold

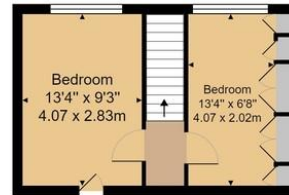
VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.





First Floor



Second Floor



Lower Ground Floor



Ground Floor

Approx. Gross Internal Area
1901 ft² ... 176.6 m²

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.

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.

Beacon Road, 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



