



ARGOS HILL
ROTHERFIELD - GUIDE PRICE £695,000



WOOD & PILCHER
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Cresthaven

Argos Hill,
Rotherfield, TN6 3QH

**Covered Porch - Large Hallway - Downstairs Cloakroom
Sitting Room With Open Fireplace - Family Room
Kitchen/Dining Room - Utility Room - First Floor Landing
Main Bedroom With En Suite Shower Room - Two Further
Bedrooms - Family Bathroom - Second Floor Landing - Two
Further Bedrooms - Driveway Providing Off Road Parking
Large Garage/Workshop - South Westerly Rear Gardens
Far Reaching Open Countryside Views**

As shown on Escape to the Country on the BBC is this 1920s detached family home enjoying fabulous views over open countryside and the advantage of generous off road parking, large garage/workshop and a south westerly facing garden. Appreciate the characterful features coupled with a recently installed modern kitchen/dining room, two reception rooms, utility room and a cloakroom. To the first floor is the main bedroom with en suite shower room, two further bedrooms and a family bathroom and to the top floor are two additional bedrooms. Externally to the front is a generous area of parking and a garage/workshop along with a beautiful rear garden benefiting from a south westerly aspect and stunning countryside views.

COVERED PORCH:

Quarry tiled flooring, coats hanging area, radiator, dual aspect with windows to front and side and door leading to:

LARGE ENTRANCE HALL:

Oak flooring, picture rail, panelled ceiling, under stairs cupboard housing the Worcester Bosch wall mounted boiler, small window to front and door leading to:





DOWNSTAIRS CLOAKROOM:

Low level wc, circular Butler style wash hand basin with mixer tap set into a vanity unit, wall mounted heated towel rail, oak flooring, extractor fan and obscure window to the side.

SITTING ROOM:

Open fireplace with wooden mantle and stone hearth, oak flooring, radiator, wall lighting, bay window to the front and French doors lead into:

FAMILY ROOM:

A bright and airy room with oak flooring, radiator, wall lighting and sliding door leading out to the patio and garden beyond.

KITCHEN/DINING ROOM:

Kitchen Area:

A recently installed high gloss contemporary style kitchen with a range of high and low level units with under unit lighting, Corian effect roll top work surfaces and a one and a half bowl sink with swan mixer tap. Integrated fan assisted oven with 4-ring gas hob, extractor fan above, a microwave and dishwasher. Tiled flooring, radiator and recessed LED spotlights.

Vaulted Dining Area: Plenty of space for dining furniture, tiled flooring, two large picture windows and French doors leading out to the patio and garden beyond.

UTILITY ROOM:

Fitted with a range of high level units with wooden worktop and Butler sink with traditional style taps and tiled splashback, space for a washing machine and dishwasher, tiled flooring, radiator and window to the rear.

FIRST FLOOR LANDING:

Large cupboard currently used as a wardrobe with hanging rail, airing cupboard housing the hot water tank with wooden slatted shelving above, further small cupboard, fitted carpet and spot lighting.

MAIN BEDROOM:

Double fitted wardrobe with hanging rail and cupboards above, fitted carpet, radiator and large window overlooking the rear garden with fabulous views over open countryside.

EN SUITE SHOWER ROOM:

Fully tiled shower cubicle with Mira shower, low level wc, pedestal wash hand basin with mixer tap, radiator, wall mounted heated towel rail, tiled flooring, part tiled walling, spot lighting and obscure window to the side.

BEDROOM:

Fitted carpet, radiator, panelled ceiling and window to front.

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Fitted carpet, radiator and window to the front.

FAMILY BATHROOM:

Large panelled bath with traditional style taps and hand held shower attachment, low level wc, pedestal wash hand basin, fully tiled shower cubicle with rainfall showerhead, tiled flooring, part tiled, part panelled walling, recessed spot lights and window to rear with fitted blind.

SECOND FLOOR LANDING:

Window to side, fitted carpet and recessed spot lighting.

BEDROOM:

Eaves cupboard housing the water tank, further cupboard providing eaves storage area, newly laid fitted carpet, radiator, panelled ceiling, spot lighting and windows to rear with fabulous views over open countryside and Rotherfield.

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Generous area of eaves storage, recently fitted carpet, radiator and window to the front.

OUTSIDE FRONT:

A five bar wooden gate gives access to the front of the property with a large driveway offering off road parking for numerous vehicles and EV charging point. A beautiful Wisteria climbs the front of the house along with some mature trees and an area laid to lawn with some raised flower bed borders. Wooden doors give access to the large garage/workshop which has concrete flooring, electrics, electric strip lighting, vaulted ceiling and door to the rear garden. Side access is via a wooden gate with bin store area and wooden bi-fold doors open to the rear garden.

OUTSIDE REAR:

Enjoying a south westerly aspect and views over open farmland and woodland the garden benefits from a large paved patio ideal for outside entertaining with the remainder of the garden being principally laid to lawn with various fruit trees and raised flower bed borders. To the rear of the garden is a further large paved patio with a pergola.



SITUATION:

The property is located just outside of the most sought after villages of Rotherfield & Mayfield which offers an array of facilities including general store, doctors' surgery, pharmacy, local inns, churches and a primary school. Crowborough town itself is approximately three to four miles away and offers excellent shopping facilities and supermarkets including a Waitrose and Morrisons together with a number of independent shops. The area is well served regarding schooling with a wide range of both state and independent junior and secondary schools along with the grammar schools located in Tunbridge Wells. Main line rail services are available at Jarvis Brook & Tunbridge Wells with trains to London. Crowborough has an excellent mix of recreational facilities covering golf, rugby, cricket, tennis as well as Goldsmiths Leisure Centre with indoor swimming pool. The famous Ashdown Forest best known for its links with A. A. Milne's Winnie the Pooh is also nearby with its superb walks and riding facilities.

TENURE:

Freehold

COUNCIL TAX BAND:

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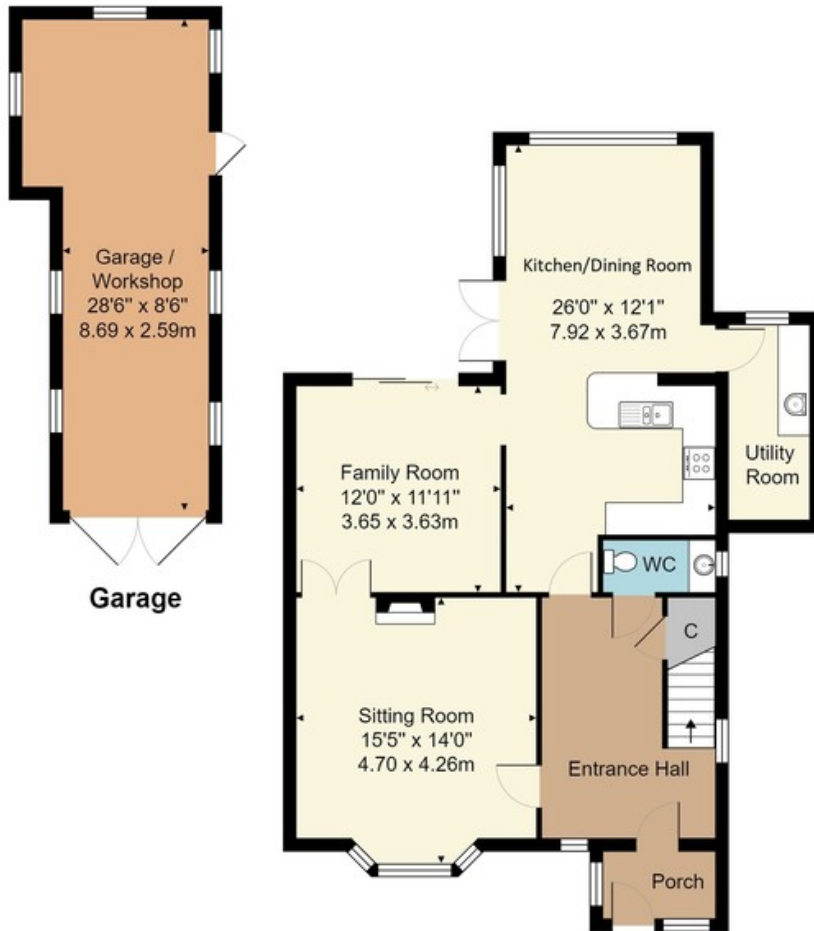
VIEWING:

By appointment with Wood & Pilcher 01892 665666

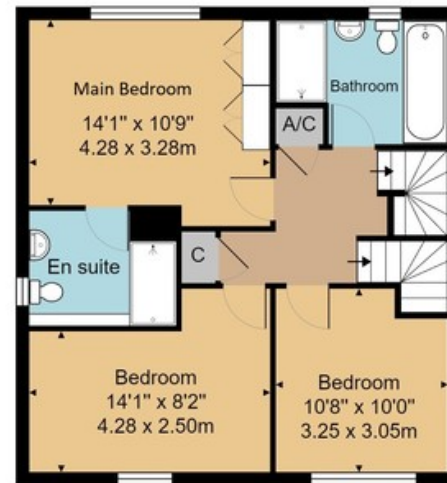
AGENTS NOTE:

Estate Agents Act 1979. Messrs. Wood & Pilcher for themselves and their staff declare an interest in this property as the vendor is an employee of Wood & Pilcher.

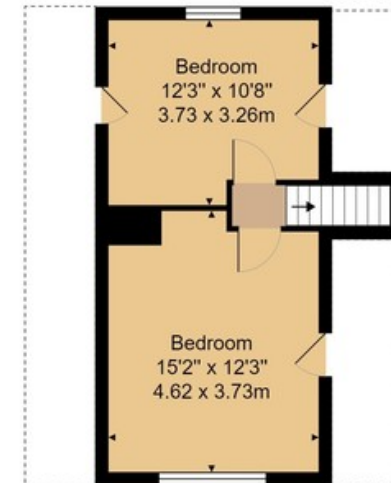




Ground Floor



First Floor



Second Floor



House Approx. Gross Internal Area
1877 sq. ft / 174.4 sq. m

Garage Approx. Internal Area
265 sq. ft / 24.6 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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