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PILCHER**

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- Period Semi-Detached Cottage
- 2 Bedrooms
- No Onward Chain
- Off Road Parking
- Large Rear Garden
- Energy Efficiency Rating: D

**Mayfield Road, Rotherfield**

**£450,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



**4 Meadow Cottages, Mayfield Road, Rotherfield, Crowborough, TN6 3LS**

A chain free Edwardian end of terrace family home which is set in a fabulous cul-de-sac location within walking distance to Rotherfield village centre. Advantages include off road parking for numerous vehicles and an extremely large L-shaped rear garden. The accommodation provides a bright and airy sitting room with feature fireplace, a shaker style kitchen, a vaulted conservatory and a utility room. To the first floor are two bedrooms, both with fireplaces and a family bathroom. Externally to the front is an area for off road parking and access to the rear garden.

**ENTRANCE HALL:**

Wood effect laminate flooring, smoke alarm and radiator.

**SITTING ROOM:**

A well lit room comprising a feature fireplace with tiled hearth, white metal surround and mantle, exposed brick chimney breast, under stairs cupboard housing the boiler, wall mounted heating thermostat, carpet as fitted, two radiators, smoke alarm, sash bay window to front with fitted blind incorporating a fitted seating area housing the electric consumer unit.

**KITCHEN:**

Fitted with a range of shaker style high and low level units with wood effect roll top worksurfaces. A traditional fireplace with wooden shelving above houses an Aga (not used) and further integrated appliances include a fan assisted oven, 4-ring electric hob with extractor above, slimline dishwasher and a low level fridge and separate freezer. Plenty of room for breakfast table and chairs, high level open shelving, wood effect laminate flooring, recessed LED spot lights, radiator, smoke alarm, window to rear and recently installed French doors lead to the conservatory.



**CONSERVATORY:**

Currently used as a dining room with ample space for dining furniture, tiled flooring with underfloor heating, fitted blinds, French doors provide access out to a patio area and garden beyond and a further door leads into:

**UTILITY ROOM:**

Space for freestanding washing machine and tumble dryer, electric strip lighting and obscured window to rear.

**FIRST FLOOR LANDING:**

Carpet as fitted, smoke alarm and window to side.

**MAIN BEDROOM:**

Built-in corner wardrobe provides hanging space and shelving, wardrobe cupboard with hanging space, traditional style fireplace with metal surround and mantle, carpet as fitted, radiator and bay window with fitted blind with aspect to front enjoying far reaching views.

**BEDROOM:**

Built-in wardrobe with hanging space and storage above, traditional style fireplace with metal mantle and surround, carpet as fitted, radiator and window to rear with fitted blind.

**FAMILY BATHROOM:**

Panelled bath with mixer tap and handheld shower attachment, fully tiled corner shower cubicle, low level wc, sink with mixer tap and splashback set into vanity unit with shelving, wall mounted chrome heated towel rail, vinyl flooring, extractor fan, hatch with ladder to loft and window to rear overlooking garden.

**OUTSIDE FRONT:**

Wrought iron gates provide access to a driveway with off road parking for numerous vehicles enclosed by hedge and fence boundaries.

**OUTSIDE REAR:**

Hardstanding area provides further parking along with a paved patio. In addition is a beautiful L-shaped level garden with an abundance of established planting and flower bed borders with an area to the very rear of the garden that enjoys a great deal of privacy and a decked area with large wooden 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. 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

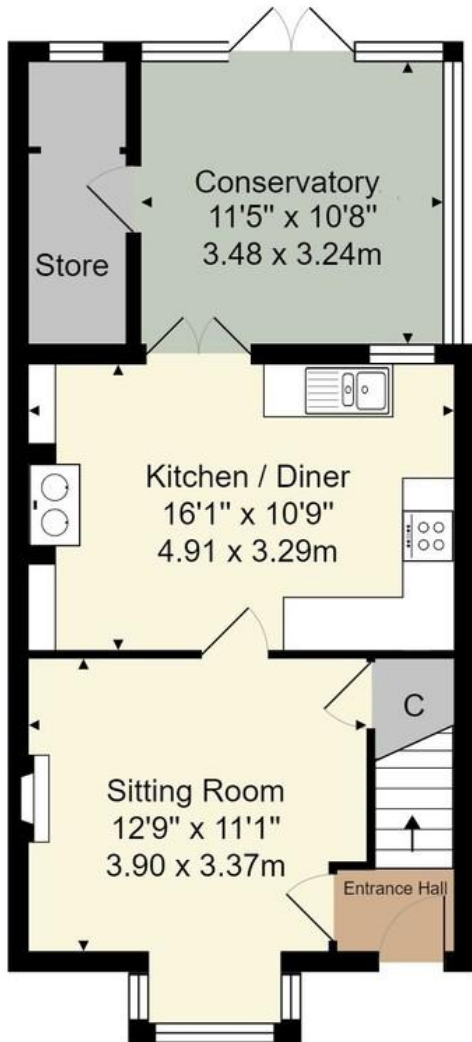
**COUNCIL TAX BAND:**

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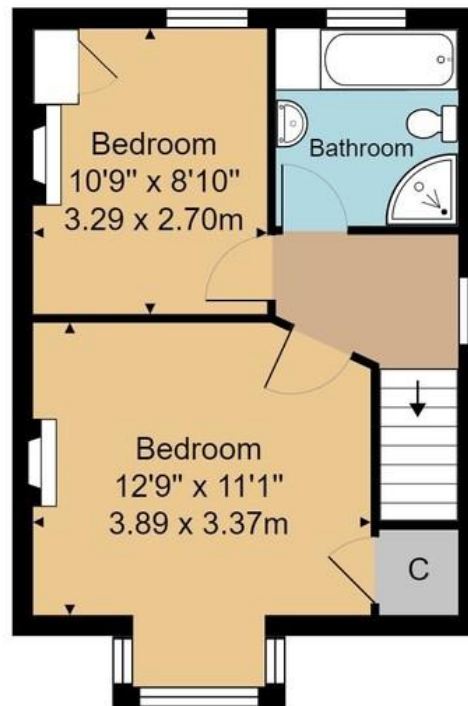
**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666





**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 919 ft<sup>2</sup> ... 85.3 m<sup>2</sup>**

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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