



STATION ROAD
ROTHERFIELD - £695,000



1 Sunny Mount

Station Road, Rotherfield
TN6 3HJ

**Covered Porch - Entrance Hall - Cloakroom - Sitting Room
Open Plan Kitchen/Dining/Family Room - Utility Room
Main Bedroom With En Suite Shower Room - Three
Further Bedrooms - Family Bathroom
Large Front Garden & Patio - Rear Courtyard**

++ CHAIN FREE ++

Located moments from the centre of Rotherfield village is this 1920s extended detached family home which has been completely renovated throughout to high and exacting standards. The part rendered part Siberian Larch clad house benefits from an elevated position with far reaching views across the surrounding countryside and enjoys a large front garden and patio and a good size courtyard to rear ideal for outside entertaining. The accommodation comprises a welcoming entrance hall, a cloakroom, a sitting room with wood burning stove that leads into a study with doors leading out to the front patio. In addition and considered to be the hub of the house is a open plan kitchen/dining/family room with bifold doors opening directly to the courtyard and a utility room also with rear access. To the first floor is the main bedroom with en suite shower room, three further bedrooms and a modern family bathroom. This country home has been transformed and updated to create a wonderful family home and its superb finish which will be appreciated when viewing

OPEN PORCH:

Composite door opening into:

ENTRANCE HALL:

Coir entrance matting, grey vinyl tile flooring, coats hanging area, under stairs storage cupboard with lighting and shelving, recessed LED spot lighting, wall mounted Hive heating control, smoke alarm and window to side.





CLOAKROOM:

Low level wc, small rectangular wash hand basin with mixer tap set into a vanity unit, grey vinyl tile flooring, traditional style part tiled walling and recessed LED spot lighting.

SITTING ROOM:

Wood burning stove with tiled hearth and exposed brick chimney breast, carpet as fitted, radiator and enjoying a dual aspect with bay window to front with far reaching views and window to rear, both with fitted blinds.

STUDY:

Enjoying French doors directly out to the front patio and comprising a telephone point, carpet as fitted, two tall slim windows to side and window to rear with fitted blind overlooking the courtyard garden.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM:**Family Area:**

Grey vinyl tile effect flooring, two radiators, recessed LED spot lighting, high level window and bifold doors with fitted blinds lead out to the rear courtyard.

Dining Area:

Low level units with wooden roll top work surfaces and integrated wine fridge, grey vinyl tile effect flooring, radiator and window to side with fitted blind.

Kitchen Area:

Range of contemporary high and low level units with heatproof composite roll top work surface/splashback and one and half bowl stainless steel sink with swan mixer tap.

Appliances include a double oven with 5-ring hob and extractor fan, a microwave and dishwasher. In addition are separate spaces for a large American style fridge/freezer and a high level steam oven/coffee machine. Housed electric and gas meters, grey vinyl tile effect flooring and window to front with fabulous views and fitted blind.

UTILITY ROOM:

Wood effect roll top work surface with sleeper style tiled splashback, single stainless steel sink with mixer tap, space for washing machine, housed wall mounted electric consumer unit, tiled flooring, radiator, coats hanging area, recessed LED spot lighting, window to front and obscure door to the rear courtyard.

FIRST FLOOR LANDING:

Range of storage cupboards, carpet as fitted, smoke alarm, recessed LED spot lighting, hatch to boarded loft with light via ladder and housing Viessman boiler and hot water tank and a high level velux window.

MAIN BEDROOM:

A bright and airy room comprising a double wardrobe with hanging rail, eaves storage area, HDMI wall TV connection, carpet as fitted, radiator, obscure window to rear, further window to side and door into:

EN SUITE SHOWER ROOM:

Fully tiled walk-in shower cubicle with Aqualisa rainfall showerhead, low level wc, rectangular wash hand basin with mixer tap and tiled splashback set into a vanity unit with drawer storage and glass cabinet above, shaver point, wall mounted chrome heated towel rail, tiled flooring, recessed LED spot lighting, extractor fan and window to rear.

BEDROOM:

Carpet as fitted, radiator and window to side.

BEDROOM:

Carpet as fitted, radiator, recessed LED spot lighting and window to front enjoying views

BEDROOM:

Carpet as fitted, radiator and window to front with far reaching views.

FAMILY BATHROOM:

Recently installed and comprising a panelled bath with rainfall showerhead over and additional handheld shower attachment, low level wc, rectangular sink with mixer tap set into a vanity unit with drawer storage and glass cabinet above, wall mounted chrome heated towel rail, tiled flooring, recessed spot lighting and obscure window to side with fitted blind.

OUTSIDE FRONT:

Steps rise to the front garden featuring a large limestone patio with various sleeper style borders. The remainder of the garden is principally laid to lawn along with a summerhouse currently used as a workshop/study.

OUTSIDE REAR:

Large courtyard patio suitable for outside entertaining and dining with exterior security lighting bordered by raised flower beds. Gate with pedestrian access to village centre, three wooden storage units, water tap and external power points.



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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AGENTS NOTE:

Planning permission has been granted for a double garage (WD/2022/0358/FR).

VIEWING:

By appointment via Wood & Pilcher Crowborough 01892 665666.





Approx. Gross Internal Area 1613 ft² ... 149.9 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.

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