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PILCHER**

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- Semi Detached Period Cottage
- Two Bedrooms
- No Chain
- Kitchen/Diner
- Single Garage
- Energy Efficiency Rating: C

**Church Road, Rotherfield**

**£400,000**

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**4 Brecon Cottages, Church Road, Rotherfield,  
Crowborough, TN6 3LD**

4 Brecon Cottages is a lovely period cottage within the popular and sought after village of Rotherfield. The accommodation comprises of a side entrance porch that leads into the extended living room which enjoys direct access out onto the front garden and the kitchen/diner leads out to the rear courtyard. To the first floor there are two bedrooms and a family bathroom. Outside it has the advantage of a single parking space that leads to a single garage, an established front garden and a rear courtyard garden with shed and raised flower bed. No chain.

**COVERED FRONT ENTRANCE PORCH:**

Solid timber front door with obscured glazed inset into:

**ENTRANCE HALL:**

Glazed windows to front and side, recessed spotlights, exposed brick wall with area for coats, radiator, quarry tiled floor. Further timber door with glazed insert provides access into:

**EXTENDED LIVING ROOM:**

Feature gas fireplace with wooden mantle, quarry tiled hearth, fitted carpet, three radiators, TV point. Understairs storage cupboard housing the boiler and wall mounted fuse box/meters. Double glazed French doors lead to the front garden and wooden door provides access into:

**KITCHEN/DINER:**

A delightful room comprising of a range of matching wall and base unit with roll top work surfaces and tiled splashbacks. Stainless steel sink bowl and drainer with mixer tap. Spaces for freestanding oven, washing machine, slimline dishwasher and fridge/freezer. Small breakfast bar. Built in cupboard to side of the chimney breast. Recessed spotlights, two radiators, wood effect laminate flooring. Space for dining table and chairs. Two windows to side, Velux roof window and further window to rear and door with access to the rear courtyard.

**FIRST FLOOR LANDING:**

Loft hatch with access to attic, fitted carpet. Wooden doors leading to:

**BEDROOM:**

Feature open fire with tiled surround and hearth (not in use), built in storage cupboard, further built in wardrobe/storage cupboard with hanging rail and shelving. Fitted carpet, radiator. Window to front.

**BEDROOM:**

Built in storage cupboards, one housing the hot water cylinder with slatted shelving, fitted carpet, radiator. Window to rear.





**FAMILY BATHROOM:**

Fitted with an enclosed panelled bath with chrome mixer tap, shower attachment and glass shower screen, low level wc, wash hand basin set into vanity unit with storage cupboard beneath and tiled surround. Wood effect laminate flooring, radiator, wall mounted electric heater, recessed spotlights, extractor fan. Window to side with fitted blind.

**OUTSIDE FRONT:**

The property is approached via a private lane from Church Road leading to a parking space and a detached single garage with electric up and over doors, power points and further side door. An iron gate leads to the front garden with brick paved cottage style pathway, brick paved patio ideal for garden furniture, an area laid to lawn, along with a large number of flower beds with mature shrubs. External tap, fence boundaries and a timber gate leads to the rear courtyard.

**OUTSIDE REAR:**

The rear courtyard is enclosed with brick walling and fencing and is pretty consisting of paved patio, timber garden shed, raised flower beds, brick built outside store with power connected and exterior light.

**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

**COUNCIL TAX BAND:**

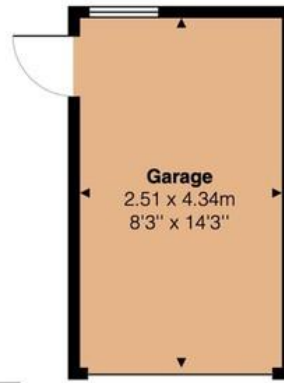
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**VIEWING:**

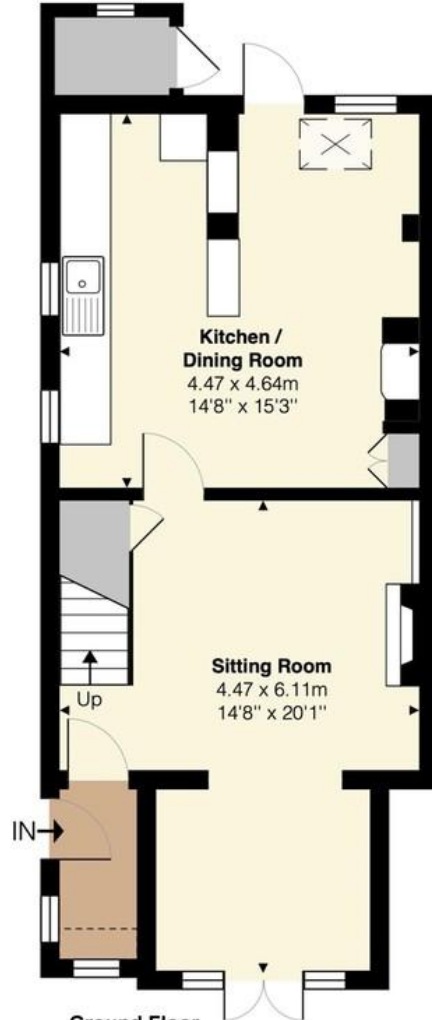
By appointment with Wood & Pilcher 01892 665666



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	84   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Garage**  
Approx Internal Area  
**117 sq ft (10.9 sq m)**  
(Not Shown In Correct  
Location / Orientation)



**Ground Floor**  
Approx Internal Area  
**512 sq ft (47.6 sq m)**



**First Floor**  
Approx Internal Area  
**313 sq ft (29.1 sq m)**

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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