



NEW ROAD
ROTHERFIELD - £695,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

Hobblies

New Road, Rotherfield,
Crowborough, TN6 3JS

**Entrance Hall - Sitting Room - Kitchen - Snug/Dining Room
Three Bedrooms - Family Bathroom - Shower Room
Off Road Parking - Beautiful Landscaped
Front & Rear Gardens**

Exquisitely extended and renovated by the current owners is this three bedroom detached bungalow. The property lies in a privileged position within the popular and sought after village of Rotherfield, within easy access of the twitten that leads to the centre of the village. Further advantages include a beautifully landscaped south facing rear garden and a well tended low maintenance front garden with driveway providing off road parking.

COVERED ENTRANCE PORCH:

Exterior lighting, quarry tiled floor and glass panelled composite front door opens through into:

ENTRANCE HALL:

Coir entrance matting, storage cupboard, radiator, coats hanging area and dropdown ladder to partly boarded loft currently housing Worcester Bosch gas boiler.

BEDROOM:

Wardrobe cupboards with storage above, carpet as fitted, radiator and window to front.

BEDROOM:

Cupboard with storage above, carpet as fitted, radiator and window to front.

BEDROOM:

Carpet as fitted with underfloor heating, inset LED lighting and window to front.



LOBBY:

Roof light and doors into:

SHOWER ROOM:

High quality tiled shower enclosure with rainfall showerhead and integrated separate shower attachment, dual flush low level wc, vanity wash hand basin with storage under, feature mirrored wall and cupboard with lighting, chrome heated towel rail, extractor fan, LED lighting and tiled flooring with underfloor heating.

FAMILY BATHROOM:

Attractively re-fitted bathroom comprising a panelled bath with shower attachment over and tiled surrounds, dual flush low level wc, vanity wash hand basin with storage under, quartz worktops, tiled splashbacks, heated towel rail, cupboard with shelving space, LED lighting, tiled flooring and obscured windows to rear.

SITTING ROOM:

An attractive triple aspect room with feature fireplace incorporating an inset wood burning stove with brick surround and granite hearth, windows to both sides and recently renewed large sliding double glazed patio doors with direct access to rear garden.

KITCHEN:

Comprising a range of wall and base units along with pan drawers, flecked granite worktops and splashbacks with under unit lighting and a one and half bowl inset stainless steel sink with swan mixer tap. Induction hob with extractor fan over and further pan drawers under, eye level twin oven and integrated fridge, freezer, dishwasher and wine cooler. Sun pipe, LED lighting, smoke detector and tiled flooring with underfloor heating.

DINING ROOM/SNUG:

Utility cupboards housing the consumer unit with space for washing machine and tumble dryer, space for dining furniture, tiled flooring, window with aspect over rear garden and sliding patio doors open to the rear patio and garden beyond.

OUTSIDE FRONT:

Tarmac driveway providing off road parking with path leading to the main entrance. The remainder of the garden is mostly laid to slate with an extensive array of planting. Access to the rear garden to either side of the property via a timber gate and picket fence.



OUTSIDE REAR:

To the rear of the property is a beautiful south facing, secluded garden with established flowering shrubs and expanses of lawn. Adjacent to the property is a large slate area suitable for outside seating and an awning with exterior lighting. In addition are raised hand built rockeries, vegetable patch and two large timber sheds.

SITUATION:

The property is in the delightful village of Rotherfield which offers a range 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:

E

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

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 obtained. 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



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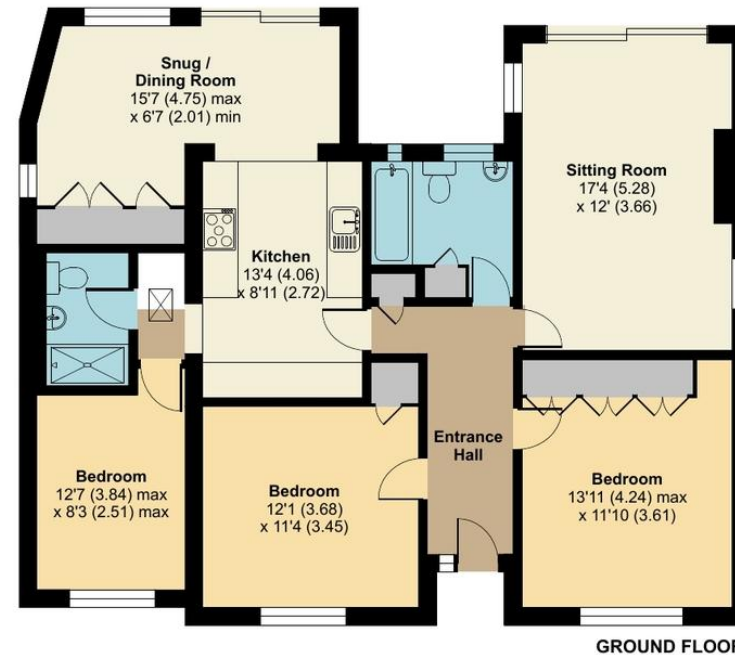
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Area = 1164 sq ft / 108.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Wood & Pilcher. REF: 1021937