



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 4 Bedrooms
- Security Deposit: £2,884
- Council Tax Band: D
- Available Now
- Energy Efficiency Rating: C
- Gas Central Heating

Station Road, ROTHERFIELD

£2,500 pcm



Station Road, Rotherfield, Crowborough, TN6 3HJ

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.

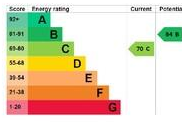
ACCOMMODATION:

Ground Floor: The accommodation comprises a welcoming Entrance Hall, Cloakroom, Sitting room with wood burning stove that leads into a Study with doors leading out to the front patio. Considered to be the hub of the house, there is a superb open plan Kitchen/Dining/Family room with bifold doors opening directly to the courtyard and a Utility Room also with rear access. The Kitchen is fitted with a 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.

First Floor: To the first floor is the Main Bedroom with en suite Shower Room, three further Bedrooms and a modern family Bathroom 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 and wall mounted chrome heated towel rail.

OUTSIDE:

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. To the rear there is a 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.



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.

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.

VIEWING:

Strictly by prior appointment with Wood & Pilcher Letting & Management 01892 528888

IMPORTANT AGENTS NOTE:

The agents have not tested electrical/gas appliances, heating and water systems and therefore recommend any prospective tenants satisfy themselves as to the working order of such equipment or utilities. We endeavour to ensure these particulars are accurate; however they do not constitute a contract and are for guidance only. Prospective tenants should satisfy themselves in respect of any furnishings provided.

TERMS & CONDITIONS FOR TENANCY (SUBJECT TO CONTRACT)

AND INFORMATION FOR PROSPECTIVE TENANTS.

ALL FEES ARE INCLUSIVE OF VAT AT 20%

1. **Holding Deposit** (per Tenancy):

One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

2. **COSTS PAYABLE BEFORE THE COMMENCEMENT OF A TENANCY:-**

One month's rent

Security deposit: **Five weeks' rent** (per Tenancy. Rent under £50,000 per year)

or

Six weeks' rent (per Tenancy. Rent of £50,000 or over per year)

This covers damages or defaults on the part of the tenant during the tenancy.

Please note commencement costs must be paid in cleared funds, i.e. Debit Card, Cash, Bankers Draft or Building Society Cheque .

3. Please be advised that your Bank may charge for providing a reference, which should be settled direct.
4. All rents are exclusive of council tax, electricity, gas, oil, telephone, water and sewage charges - unless otherwise agreed.
5. A draft copy of the Tenancy Agreement is available in our office for perusal between the hours of 09:00 – 16:30 Monday – Saturday.
6. Stamp Duty Land Tax may be payable on the Tenants copy of the Tenancy Agreement.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

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Southborough	01892 511311
Tunbridge Wells	01892 511211
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