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FOR SALE

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THE MARTINS, NEW ROAD
ROTHERFIELD - £615,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

The Martins

New Road, Rotherfield,
Crowborough, East Sussex, TN6 3JR

**Entrance Porch - Entrance Hall - WC - Kitchen
Sitting/Dining Room - Conservatory - Store Room - Study
Three Bedrooms - Family Bathrooms
Front & Rear Gardens**

A much loved detached family home set in a sought after road to the centre of the picturesque village of Rotherfield and introduced to the market with no onward chain. The accommodation comprises a downstairs cloakroom, L-shaped sitting/dining room with attached conservatory, a kitchen, useful store room and a study. To the first floor are three good size bedrooms and a family bathroom. Externally the property benefits from low maintenance gardens to front and rear and wonderful views to rear of Rotherfield Church spire and the Millennium Green. Viewing is highly recommended as this home is now looking for a new custodian.

COVERED ENTRANCE PORCH:

Exterior lighting and double glazed glass panelled uPVC front door opens into:

DOUBLE GLAZED ENTRANCE PORCH:

Tiled flooring and doors to:

ENTRANCE HALL:

Stairs to first floor, radiator and carpet as fitted.

WC:

Low level wc, pedestal wash hand basin, radiator and obscured single glazed window to side.

KITCHEN:

Range of wall and base units with worktops and tiled splashbacks over, one and half bowl stainless steel sink with swan mixer tap, inset 4-ring gas hob with extractor fan over and eye level twin oven, space for washing and dishwasher and a pantry cupboard housing the wall mounted Gloworm gas boiler and thermostat.



SITTING/DINING ROOM:

Dining Room Area:

Serving hatch, under stairs cupboard providing coats hanging area and light, radiator, carpet as fitted and obscured double glazed window to side.

Sitting Room Area:

Feature fireplace with wood mantle, marble surround and hearth incorporating a iron basket with gas fire, tv point and large double glazed window overlooking the Millennium Green and double glazed uPVC doors open to:

CONSERVATORY:

uPVC and double glazed construction with polycarbonate roof, carpet as fitted and door to patio area.

STORE ROOM:

Housing the wall mounted consumer unit and gas/electric smart meters.

STUDY:

Strip lighting, carpet as fitted, telephone point and double glazed uPVC door opening to the Conservatory.

FIRST FLOOR LANDING:

Loft access via dropdown ladder, large airing cupboard with hot water tank and shelving and window to side with attractive countryside views.

BEDROOM:

Two wardrobe cupboards providing hanging storage, further cupboard providing shelving, carpet as fitted, radiator and double glazed window overlooking the Millennium Green.

BEDROOM:

Two wardrobe cupboards both providing hanging storage, radiator, carpet as fitted and double glazed window to front.

BEDROOM:

Cupboard with hanging storage, eaves storage area, carpet as fitted, radiator and double glazed window to front.

FAMILY BATHROOM:

Of a generous size and comprising a panelled bath with tiled surrounds and shower attachment over, low level wc, vanity wash hand basin with storage under, heated towel rail, mirrored wall, carpet as fitted and double glazed obscured window to side.

OUTSIDE FRONT:

Low maintenance area of garden with a selection of established planting and side access to rear garden via timber gate.



OUTSIDE REAR:

Enjoying beautiful views and benefiting from a large patio area and steps down to a further patio area with an array mature planting and a timber greenhouse with power and light connected.

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:

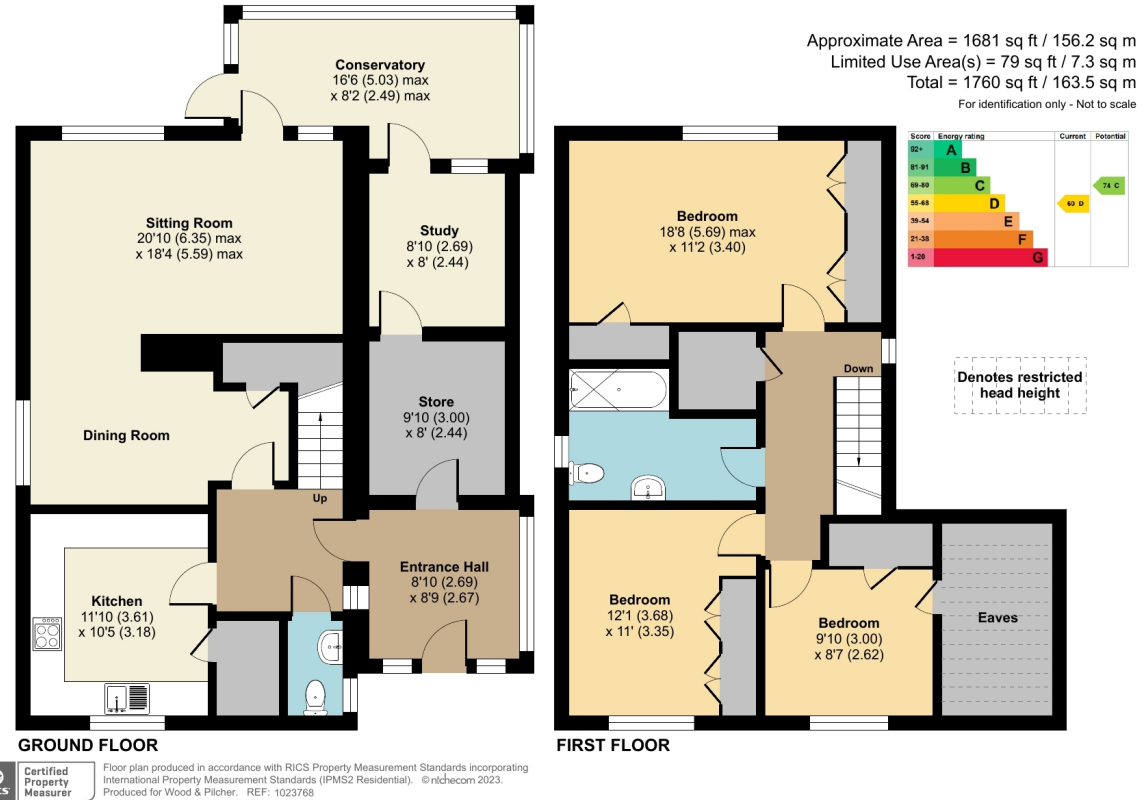
Freehold

COUNCIL TAX BAND:

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 contained. 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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