



WESTWOOD COTTAGES, NORTH STREET
ROTHERFIELD - £565,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

4 Westwood Cottages

North Street, Rotherfield,
Crowborough, TN6 3NA

Entrance Hall - WC - Sitting Room - Study - Kitchen/Diner
Four Bedrooms - Family Bathroom - Shower Room
Off Road Parking
Established Front & Rear Gardens

A pretty 1930s semi-detached family home set within walking distance to the sought after village of Rotherfield. Benefits include off road parking and a beautiful and established rear garden. The hallway leads to a bright sitting room that provides access through into a study which benefits from direct access out to the rear garden. The dual aspect kitchen is of a traditional style with plenty of room for dining furniture and access out to a patio. In addition is a downstairs wc and to the first floor are three bedrooms along with a nursery/office, a family bathroom and separate shower room.

OPEN PORCH:

Paved flooring and door into:

ENTRANCE HALL:

Coir entrance matting, oak flooring, wall mounted Worcester Bosch boiler, two storage cupboards and obscured windows to front and side.

SITTING ROOM:

A bright and airy room featuring a wood burning stove with black hearth, oak flooring, radiator and two windows overlooking the front garden.

INNER HALLWAY:

Coats hanging area.

STUDY:

Oak flooring, radiator and French doors leading out to the rear garden.

WC:

Low level wc, wash hand basin with tiled splashback, radiator, oak flooring and obscured window to rear.



KITCHEN/DINER:

Traditional style range of high and low level units with roll top wooden worktops, Butler sink with swan mixer tap, rangemaster style oven with 5-ring electric hob and warming plate, space for a washing machine and dishwasher. Space for dining furniture, oak flooring, radiator, recessed spot lighting, two windows with aspect over rear garden and patio and door to rear garden.

FIRST FLOOR LANDING:

Two cupboards with shelving storage and an airing cupboard housing hot water tank with slatted shelving, hatch to part boarded loft with light, oak flooring, smoke alarm and radiator.

BEDROOM:

Wooden flooring, radiator and window to rear with far reaching countryside views.

BEDROOM:

Wooden flooring, radiator and windows to side and rear with lovely views.

BEDROOM:

Wooden flooring, radiator, area of floating shelving and window to front.

NURSERY/OFFICE:

Carpet as fitted, radiator and window to front with fitted blind.

SHOWER ROOM:

Tiled shower cubicle with rainfall showerhead and handheld shower attachment, heated towel rail and tiled flooring.

FAMILY BATHROOM:

Panelled bath with traditional style mixer tap with handheld shower attachment, low level wc, pedestal wash hand basin, heated towel rail, painted wooden floorboards, part tiled walling and obscured window to front.

OUTSIDE FRONT:

The area of garden is principally laid to lawn with some mature rose bushes, beautiful Wisteria, open wood store, off road parking along with a wooden shed. Gate provides side access to the rear garden.

OUTSIDE REAR:

The garden benefits from a great deal of privacy and features two gravel patios with the remainder of the garden being laid to lawn with some mature cherry, plum and apple trees plus a compost area to the rear of the garden.



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

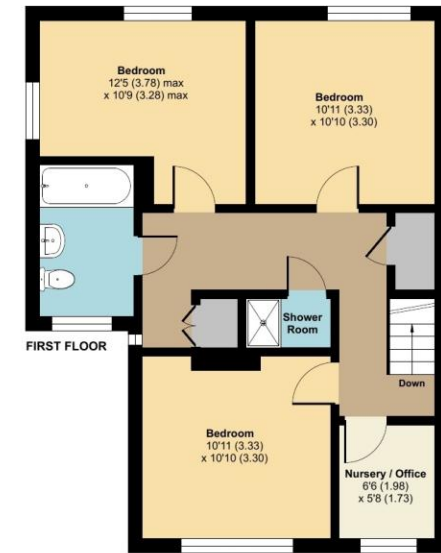
COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Area = 1273 sq ft / 118.2 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). © nrdhcom 2023. Produced for Wood & Pilcher. REF: 1025612

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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