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PILCHER**

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- Mid Terrace Cottage
- 2 Bedrooms
- Sitting Room With Fireplace
- On Road Parking
- Rear Garden With Views
- Energy Efficiency Rating: D

High Cross, Rotherfield

Offers Over: £300,000

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2 Grub Reed Cottages, High Cross, Rotherfield, Crowborough, East Sussex, TN6 3PX

Set in the picturesque village of Rotherfield and built in the 1700s is this quaint mid terrace cottage, filled with an abundance of charm and character and includes many original features incorporating an open fireplace, beamed walling and ceiling and many original doors. The property benefits from having a beautiful rear garden enjoying fabulous views over open countryside towards the High Weald. In brief the accommodation consists of a sitting/dining room with open fireplace, a bright and airy kitchen and to the first floor are two bedrooms and a family bathroom.

Composite door opens into:

SITTING/DINING ROOM:

A pretty beamed room featuring an open fireplace with solid oak mantel and brick hearth, coir entrance matting, space for dining furniture, wood effect laminate flooring, two radiators and a double glazed window to front.

KITCHEN:

Shaker style range of high and low level units with wooden worksurfaces and a Butler style sink with swan mixer tap. Appliances include a Stoves oven with induction hob and extractor fan, integrated low level fridge and separate low level freezer along with space for a washing machine and tumble dryer. High level cupboard housing the wall mounted Viessman boiler, space for breakfast table, quarry effect tiled flooring, ceiling beam, loft hatch, radiator, double glazed window to rear and door leading out to a patio and garden beyond.

From the Sitting Room:

DOOR TO:

Staircase with wall mounted consumer unit, gas/electric meters, fitted carpet and door into:

BEDROOM:

Fitted wardrobe with hanging rail and shelving, cupboard with shelving, loft hatch, fitted carpet, radiator, part beamed walling and double glazed window to front.

INNER LANDING:

Fitted carpet and doors to:

FAMILY BATHROOM:

Bath with rainfall shower over and screen, low level wc, sink with mixer tap set into a vanity unit with shelving, wood effect flooring, fully tiled walling, radiator, small high level ceiling window and a double glazed window overlooking the rear garden.



BEDROOM:

Beamed walling, fitted carpet, radiator and double glazed window to rear with countryside views.

OUTSIDE FRONT:

A gate provides access to an area of garden with raised flower bed borders, mature shrubs and planting and a pathway to the main entrance.

OUTSIDE REAR:

Enjoying far reaching countryside views the garden benefits from a limestone paved patio with a few steps leading down a further patio along with an open wood store, wooden shed and a gate providing access to the front of the cottage via the neighbouring property. In addition is an area laid to lawn with some raised flower bed borders and a wooden archway leads into an area of garden with five raised vegetable beds enclosed by wooden sleeper style surrounds.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

B

VIEWING:

By appointment via Wood & Pilcher Crowborough 01892 665666





Approx. Gross Internal Area 544 ft² ... 50.6 m²

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