



WILLOW BANK, YEW TREE LANE  
TOWN ROW, ROTHERFIELD - £875,000



# Willow Bank

Yew Tree Lane, Rotherfield,  
Crowborough, TN6 3JB

**Covered Entrance Porch - Entrance Hall - Cloakroom  
Sitting Room - Garden Room - Dining Room - Kitchen  
Utility Room - Bedroom/Playroom/Snug With En Suite  
Shower Room - First Floor Landing - Main Bedroom With  
En Suite Shower Room - Three Further Bedrooms - Family  
Bathroom - Driveway - Double Cart Barn - Landscaped  
Rear Garden With Rural Countryside Views**

Offered to the market chain free and situated on the outskirts of Rotherfield in the hamlet of Town Row, this extended and well-presented detached family home offers a charming countryside setting with picturesque views. In addition, planning permission has been granted to enlarge the property considerably and can be viewed online by visiting Wealden District Council Planning (WD/2023/1795/F). Upon entry, you are greeted by a welcoming entrance hall leading to various living spaces and comprises a sitting room featuring a wood-burning stove, and a bright and airy garden room providing access out to the garden. Additionally, there is a versatile downstairs bedroom that can also serve as a playroom or snug, complete with an en suite shower room, ideal for accommodating visiting relatives or teenagers. At the rear of the property, you'll find a well-equipped kitchen, a utility room, and a dining room, offering ample space for family meals and entertaining. Upstairs, there are four well-proportioned bedrooms, including a main bedroom with an en suite shower room and complemented by a family bathroom. Externally, the property features off-road parking at the front and a double cart barn with a log store. However, the highlight of this home is its south-westerly facing rear garden, which boasts stunning countryside views.

In summary, this property seamlessly blends modern living with the tranquillity of its countryside location, offering a spacious and adaptable family home.

#### **COVERED ENTRANCE PORCH:**

Indian sandstone flooring and composite glass panelled front door opens into:

#### **ENTRANCE HALL:**

Coir entrance matting, alarm control panel, stairs to first floor, wood flooring, radiator, under stairs cupboard with coats hanging and storage areas.

#### **CLOAKROOM:**

Dual flush low level wc, vanity wash hand basin with storage under, chrome heated towel rail, tiled flooring, extractor fan, downlighters and obscured window to front.



**SITTING ROOM:**

Feature fireplace with woodburning stove and granite hearth, radiator, wood flooring and large window to front.

**GARDEN ROOM:**

Dwarf wall construction with glazed surrounds, wood flooring, inset LED lighting, radiator and doors opening to the rear garden.

**BEDROOM/PLAYROOM/SNUG:**

Wood flooring, radiator, window to front and door into:

**EN SUITE SHOWER ROOM:**

Enclosed cubicle with Mira electric shower, dual flush low level wc, vanity wash hand basin with storage under, chrome heated towel rail, tiled flooring, extractor fan, LED downlighters and obscured window to side.

**KITCHEN:**

A country style kitchen fitted with a range of wall and base units with wooden worktops and tiled splashbacks. One and half bowl stainless steel sink with swan mixer tap. New gas cooker with extractor fan over, integrated fridge and freezer. Wood flooring and window to rear.

**DINING ROOM:**

Space for dining furniture and pendant lighting, wood flooring, radiator, windows overlooking the rear garden and wood encasement doors open to the side of the property.

**UTILITY ROOM:**

Ceramic sink with mixer tap, space for washing machine, tumble dryer and dishwasher. Wall mounted Worcester Bosch boiler, window overlooking and door opening to rear garden.

**FIRST FLOOR LANDING:**

The landing benefits from newly laid carpet and comprises a hatch to a fully boarded loft with lighting and an airing cupboard housing the hot water tank with shelving and hanging storage.

**MAIN BEDROOM:**

Extensive range of wardrobe cupboards with hanging space and further storage, newly laid carpet, radiator, window to side, two windows overlooking the rear garden with the countryside views and door into:

**EN SUITE SHOWER ROOM:**

Tiled cubicle with wall mounted Mira electric shower, dual flush low level wc, vanity wash hand basin, radiator, new flooring and obscured window to rear.

**BEDROOM:**

A dual aspect room with shelving area, radiator, newly fitted carpet and windows to front and side.



**BEDROOM:**

Shelving area, newly fitted carpet, radiator and window to front.

**BEDROOM:**

Radiator, newly fitted carpet and window to front.

**FAMILY BATHROOM:**

Panelled bath with tiled surrounds, Mira electric shower over and newly fitted glass shower screen, low level wc, vanity wash hand basin with storage under, newly fitted flooring, radiator and obscured window to side.

**OUTSIDE FRONT:**

Five-bar gate opens to a large tarmacadam area providing off road parking and the benefit of timber double doors opening to an alarmed double cart barn with power, lighting and a log store area. In addition is a mezzanine area providing storage space.

**OUTSIDE REAR:**

Enjoying a south westerly aspect the generous garden offers a large Indian sandstone patio ideal for outside seating and entertaining. The remainder of the garden is predominately laid to lawn with a selection of mature planting and located to the very rear of the garden is a raised decked area providing a viewing gallery over a pleasant rural aspect.

**SITUATION:**

The property is set to the fringes of 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.

**TENURE: Freehold****COUNCIL TAX BAND: F****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.



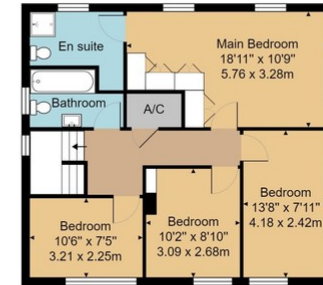
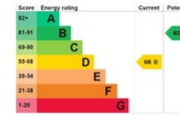
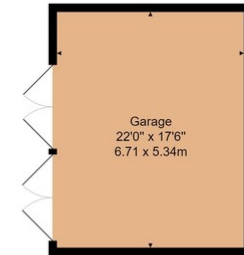
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House Approx. Gross Internal Area  
1807 sq. ft / 167.9 sq. m

Garage Approx. Internal Area  
386 sq. ft / 35.8 sq. m

**First Floor****Ground Floor****Garage**

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.