



DEER VIEW COTTAGE, ERIDGE LANE
ROTHERFIELD - £715,000



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Deer View Cottage

Eridge Lane,
Rotherfield, TN6 3JU

**Entrance Hall - Open Plan Sitting/Dining/Kitchen
Bedroom/Cinema Room - Downstairs Shower Room - Two
Further Bedrooms - Family Bathroom - Single Garage
Driveway With Ample Parking - Area of Garden
Generous Patio - Beautiful Countryside Views**

Enjoying views across open countryside and set in an idyllic setting is Deer View Cottage, a detached house extensively renovated approximately six years ago. The accommodation consists of an entrance hall, downstairs bedroom/cinema room, a shower room along with an impressive and spacious open plan sitting/dining/kitchen that benefits from direct access out to a large patio and area garden with lovely countryside views. To the first floor are two generously sized, bright and airy bedrooms both with built in wardrobes and a modern family bathroom. At the entrance to the property is a detached single garage and a long driveway leads to an area with ample off road parking. To streamline the buying process this property is offered to the market with no onward chain.

COVERED ENTRANCE PORCH:

Exterior lighting and glass panelled composite door opens into:

ENTRANCE HALL:

Under stairs cupboard housing consumer unit, further cupboard housing pressurised hot water tank and boiler, stairs to first floor, radiator, laminate flooring, inset LED lighting and a window.

DOWNSTAIRS SHOWER ROOM:

Enclosed shower cubicle with integrated rainfall shower head and separate attachment, dual flush low level wc, vanity wash hand basin with storage under, chrome heated towel rail, extractor fan, mirrored wall, vinyl flooring, LED downlighters and an obscured window.

CINEMA ROOM/BEDROOM:

A dual aspect room with inbuilt electronic drop down screen plus full surround sound and projector, areas of shelving areas, two radiators, wood laminate flooring and two windows.



OPEN PLAN SITTING/DINING/KITCHEN:**Sitting Area:**

Fitted carpet, two radiators, smoke detector and two large windows with countryside views.

Dining Area:

Radiator, laminate flooring and double doors to patio area.

Kitchen Area:

Range of wall and base units with worktops over, tiled splashbacks and one and half bowl composite sink with mixer tap. Four ring ceramic hob with oven under and extractor over, integrated dishwasher and space for a fridge/freezer. Utility cupboard housing dishwasher with additional shelving, extractor fan, laminate flooring and two windows.

FIRST FLOOR GALLERIED LANDING:

Fitted carpet and large window.

BEDROOM:

A dual aspect room with built-in wardrobe cupboards and shelving, two radiators, fitted carpet, inset LED lighting and two windows.

BEDROOM:

A dual aspect room with wardrobe cupboards and additional storage areas, fitted carpet, two radiators, LED downlighters and two windows.

FAMILY BATHROOM:

Enclosed shower cubicle with rainfall showerhead and separate shower attachment, roll top bath with side taps and handheld shower attachment, dual flush low level wc, twin sinks with storage under, chrome heated towel rail, shaver point, mirrored wall, LED lighting, extractor fan and a window.

OUTSIDE:

At the entrance to the property is a single detached garage with up/over door and key fob operated metal gates open to a long pea shingle driveway leading to a large parking area. With beautiful rural countryside views is a large patio area suitable for outside seating and entertaining with steps down to an expanse of lawn.

SITUATION:

The property is located to the outskirts 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. The famous Ashdown Forest with its superb walks and riding facilities is also nearby.

TENURE:
Freehold

COUNCIL TAX BAND:
F

VIEWING:
By appointment with Wood & Pilcher Crowborough 01892 665666.

ADDITIONAL INFORMATION:

- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - www.gov.uk
- Services - Mains Water and Electricity
- Heating - Electric Heating
- Private Drainage - Septic Tank
- Rights and Easements - Right of way into field for access to Septic Tank

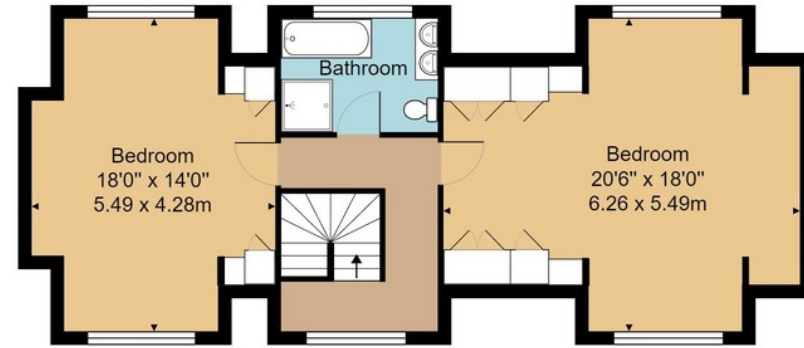
AGENTS NOTE:
Please note Deer View Cottage was formally named George Mead Cottage.

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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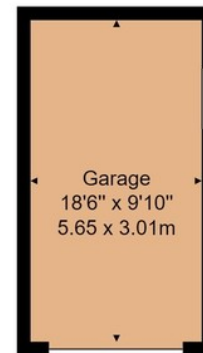
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First Floor



Ground Floor



Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	-45	E
21-38	F		
1-20	G		

House Approx. Gross Internal Area
1512 sq. ft / 140.4 sq. m

Garage Approx. Internal Area
183 sq. ft / 17.0 sq. m

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.