



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End Of Terrace Cottage
- Brick & Timber Construction
- Grade II Listed
- 2 Bedrooms
- On Road Parking
- Energy Efficiency Rating: N/A

Church Road, Rotherfield

GUIDE PRICE: £300,000 - £325,000

woodandpilcher.co.uk

1 Chapel Cottages, Church Road, Rotherfield, Crowborough, TN6 3LF

Set in this sought after village of Rotherfield is this brick and timber built constructed Grade II Listed end of terrace cottage, well presented and set over three floors. Upon entry to the property you are greeted with a heavily beamed sitting/dining room with wood burning stove and room for a small dining table and chairs. From the dining area a door opens and leads down to a sizeable cellar providing a suitable area for storage. The kitchen has recently been updated with a bespoke range of units and a stable door provides direct access out to the private area of rear garden. To the first floor is the main bedroom which sits to the front of the property and a good size family shower room. An open staircase rises to the second floor with access to another bedroom with high ceilings and heavily beamed walling. Outside a communal pathway provides access to a private area of garden and a Sussex stone outbuilding. Traditional door opens into:

SITTING/DINING ROOM:

Wood burning stove with wooden decorative cheeks, surround, mantel and part stone hearth, oak bespoke meter cupboard with open bookcase, two radiators with traditional style covers, heavily beamed ceiling, recently replaced carpet, wall lighting and window to front with secondary glazing. The dining area has a beamed ceiling and is currently used as a study area and has plenty of room for a small dining table.

CELLAR:

Wooden staircase leads down to an area ideal for storage with electrics and window to front.

KITCHEN:

Recently installed handmade kitchen with a range of oak low level units with oak worksurface, area of open shelving and a breakfast bar. Fan assisted 4-ring electric hob, space for a tall fridge/freezer and washing machine and a sink with swan mixer tap. Quarry tiled flooring, heavily beamed walling and ceiling, window to rear with secondary glazing and a stable door opens to the rear garden.

FIRST FLOOR LANDING:

Continuation of the recently installed carpet, wall light, beamed walling and obscured window to side.

BEDROOM:

Original wooden flooring, heavily beamed ceiling and walling, radiator and window to front with secondary glazing.

SHOWER ROOM:

Corner shower cubicle, low level wc, oval sink with mixer tap set into a vanity unit with shelving, fitted wardrobes with hanging rail and shelving, cupboard housing Viessman boiler with wooden slatted shelving, vinyl tile effect flooring, radiator and window to rear with fitted blind and secondary glazing.

Staircase to second floor with access into:



BEDROOM:

Fitted cupboards, heavily beamed walling, fitted carpet and window to rear.

OUTSIDE:

Pathway to external storage area and private area of garden which is principally laid to lawn with a selection of mature planting. Large Sussex stone built outbuilding perfect for storage.

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:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

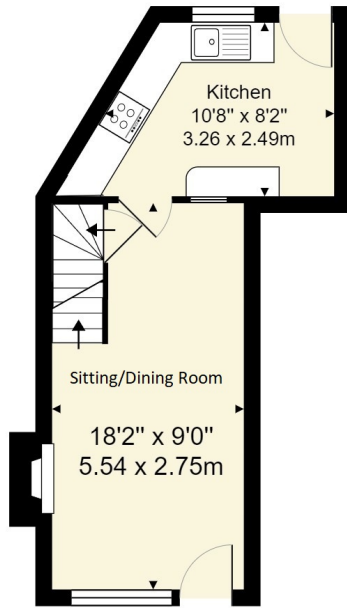
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

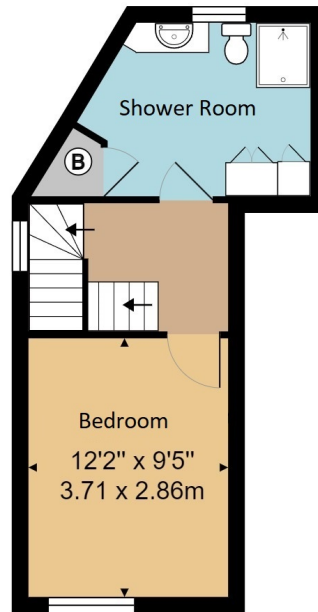
Heating - Gas Central Heating

Rights and Easements - Access over patio to rear door to access garden path

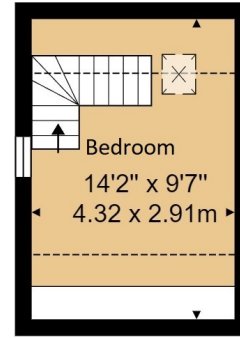




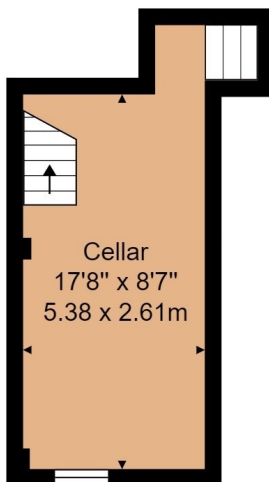
Ground Floor



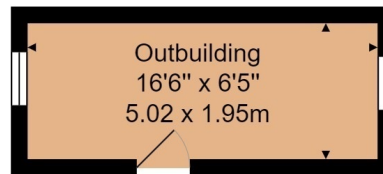
First Floor



Second Floor



Basement



Outbuilding

House Approx. Gross Internal Area
657 sq. ft / 61.0 sq. m

Approx. Gross Internal Area
(Incl. Cellar & Outbuilding)
927 sq. ft / 86.2 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.

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