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PILCHER**

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- Semi-Detached House
- 3 Double Bedrooms
- Large Sitting/Dining Room
- Stunning Kitchen/Breakfast Room
- Garage & Off Road Parking
- Energy Efficiency Rating: C

Church Road, Rotherfield

£545,000

woodandpilcher.co.uk

5 Brecon Cottages, Church Road, Rotherfield, Crowborough, TN6 3LD

This charming and beautifully presented semi-detached house combines historical character with modern comforts. Accessed via a private drive leading to a gravelled area, there's ample space for off-road parking and a garage. The front garden is both attractive and low-maintenance, featuring a patio that invites you toward the entrance porch. Inside, the spacious sitting/dining room exudes warmth and brightness, anchored by a wood-burning stove. This inviting area also includes a recently installed television unit and can accommodate a large dining table and chairs comfortably. The kitchen is both stylish and functional, offering a range of contemporary units, a central island, and bifold doors that open directly onto the rear garden, merging indoor and outdoor spaces beautifully. Upstairs are three bedrooms, one with a characterful vaulted ceiling and one with delightful, far-reaching views, all served by a modern family bathroom. The rear garden, well stocked and established, includes an additional patio area, making it an ideal retreat for outdoor enjoyment. This much loved home offers charm with modern design, providing a comfortable and stylish home within a delightful village location.

Composite door opens into:

PORCH:

Low level cupboard, Victorian style tiled flooring, triple aspect windows and door opening into:

SITTING/DINING ROOM:

Sitting Area:

Wood burning stove with stone hearth, recently installed open white painted unit with open shelving and cupboards below, under stairs storage cupboard, further storage cupboard, wooden flooring, radiator and window to front.

Dining Area:

Open brick feature wall, plenty of room for large table and chairs, storage cupboards, wooden flooring, radiator and two windows to side.

DOWNSTAIRS CLOAKROOM:

Low level wc, wash hand basin with tiled splashback, wooden flooring, radiator and extractor fan.

KITCHEN:

A high gloss, contemporary range of high and low level units with under unit lighting and wooden roll top worksurface. Integrated appliances include a fan assisted oven and grill, 4 ring induction hob, fridge/freezer, dishwasher, washing machine and tumble dryer. Good size breakfast bar, low level units providing seating area and a one and a half Butler sink.. Additional high level unit housing wall mounted Worcester Bosch combi boiler, large porcelain grey tiled flooring with under floor heating, radiator, floating area of shelving, window to side with fitted blind and bifold doors opening out to a rear patio and garden beyond.

FIRST FLOOR LANDING:

Large hatch with ladder to part boarded loft, smoke alarm, wooden flooring, radiator, window to side and Velux window within a part vaulted ceiling.

MAIN BEDROOM:

Three fitted cupboards, fitted carpet, radiator and window to front with some far reaching views.



BEDROOM:

Fitted carpet, radiator, vaulted ceiling with two Velux windows and window overlooking rear patio and garden.

BEDROOM:

Black painted Victorian feature fireplace, fitted cupboard, wooden flooring, radiator and window with fitted blind to rear.

VAULTED FAMILY BATHROOM:

Panelled bath with shower over and glass shower screen, low level wc with glass fronted cupboard, rectangular wash hand basin with tiled splashback, fitted high level high gloss contemporary cupboards, chrome heated towel rail, tiled flooring and Velux window.

OUTSIDE FRONT:

Gravel driveway providing off road parking for two vehicles leads to a single garage accessed via and wooden doors and comprising an open shelving area, concrete flooring, electric sockets and light. A wooden gate opens to a low maintenance garden laid to astro turf for easy maintenance with raised flower bed borders. In addition is a paved patio, open wooden log store and a selection of mature trees and shrubs.

OUTSIDE REAR:

A wooden gate provides side access via a gravelled pathway to the rear garden. Steps rise up to a paved patio, ideal for outside seating surrounded by Sussex stone raised flower bed borders. Grass pathway with flower bed borders either side and beautiful mature plants lead to a rear patio and a good size garden store with concrete flooring, electric striplighting, sockets and wall mounted electric consumer unit.

TENURE:

Freehold

COUNCIL TAX BAND:

E

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.

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

Rights and Easements - Access over private drive





Ground Floor

First Floor



House Approx. Gross Internal Area 1093 sq. ft / 101.6 sq. m
Garage Approx. Internal Area 119 sq. ft / 11.1 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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