

REAR VIEW



**ALEXANDER'S MEADOW, ARGOS HILL,
ROTHERFIELD, EAST SUSSEX, TN6 3QH
£650,000**



WOOD & PILCHER

**Alexander's Meadow, Argos Hill,
Rotherfield, East Sussex, TN6 3QH**

A superbly presented 3 bedroom contemporary style property situated on the outskirts of the favoured village of Rotherfield and affording outstanding views

Entrance hall, snug, kitchen/family room, downstairs wet room, utility room, ensuite bathroom, gas heating, double glazed windows, single garage, large mature gardens

The plot extends in total to approximately 0.5 acre (to be verified)



WOOD & PILCHER

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SOUTHBOROUGH, TONBRIDGE & ASSOCIATED LONDON OFFICE

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SITUATION: The property is situated in a semi rural location on the outskirts of the centre of Rotherfield village which offers a good range of local shopping facilities excellent and favoured primary school, local shopping, village inns and doctor's surgery. There is regular bus service to the larger town of Crowborough (approximately 5 miles distance) where there are more comprehensive shopping facilities, a wide range of junior and senior schooling and main line rail service to London in about one hour from nearby Jarvis Brook station, The larger spa town Royal Tunbridge Wells is about 6 miles distance and offers further shopping, wide range of schooling and alternate main line rail service

The present accommodation is arranged as follows:

Tiled steps up to oak front door, leading into

ENTRANCE HALL: With radiator, spotlight downlighters, Italian stone tiled

floor, doorway to

BEDROOM: With double glazed windows to front, radiator, cupboard, oak flooring

BEDROOM: With oak flooring, double glazed bay window, radiator, double glazed window

SNUG: With open fireplace, double glazed window to rear, radiator, opening through to

KITCHEN/FAMILY ROOM: Being double aspect with stunning views, floor to ceiling sliding double glazed doors to rear garden, double glazed side windows, underfloor heating, downlighters, range of floor and eye level wall units, fitted AEG microwave oven, freestanding Smeg gas cooker with grill and oven, fitted dishwasher, central island, sink with drainer, Italian tiled flooring, impressive skylight. From the sliding doors off the kitchen is a covered verandah with stone flooring and downlighters

DOWNSTAIRS WET ROOM: Being fully tiled, Italian floor tiles with underfloor heating, wall mounted towel rail/radiator, low level wc, power shower with rain head and separate shower attachment, pedestal wash hand basin, downlighters, extractor fan

UTILITY ROOM: With fitted stainless steel sink, tiled splashback, range of base units and eye level wall units, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, wall mounted ladder style radiator, door to boiler cupboard housing Viessmann gas boiler, door to outside

From hallway, open solid oak staircase with glass side panels leading to

BEDROOM: With stunning views, oak flooring, floor to ceiling sliding glass door, radiator, downlighters, eaves storage cupboards, door to

ENSUITE BATHROOM: With designer freestanding bath, low level wc, hand wash basin, marble tiled floor and walls, sloped ceiling with Velux window

OUTSIDE: The front of the property is approached via a gated entrance with fence enclosed gravelled driveway and a lawned area. **SINGLE GARAGE.** The rear garden is laid mainly to lawn with various mature trees and shrubs and views over an area of outstanding natural beauty

TENURE: Freehold

VIEWINGS: Via Wood & Pilcher on 01892 665666

DIRECTIONS: Proceed out of Crowborough on the B2100 towards Rotherfield continuing through the village passing the Kings Arms Public House and take the 2nd turning on the left towards Mayfield. At the junction turn left onto the A267 where the property will be located approximately 150 yards on the left hand side

Energy Efficiency Rating: C

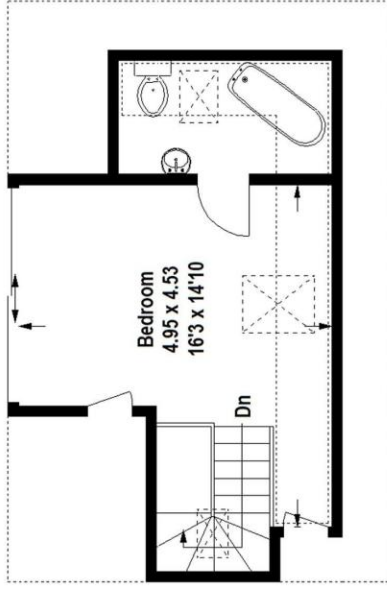


Energy Efficiency Rating	
Current	Potential
A	98
B	73
C	
D	
E	
F	
G	

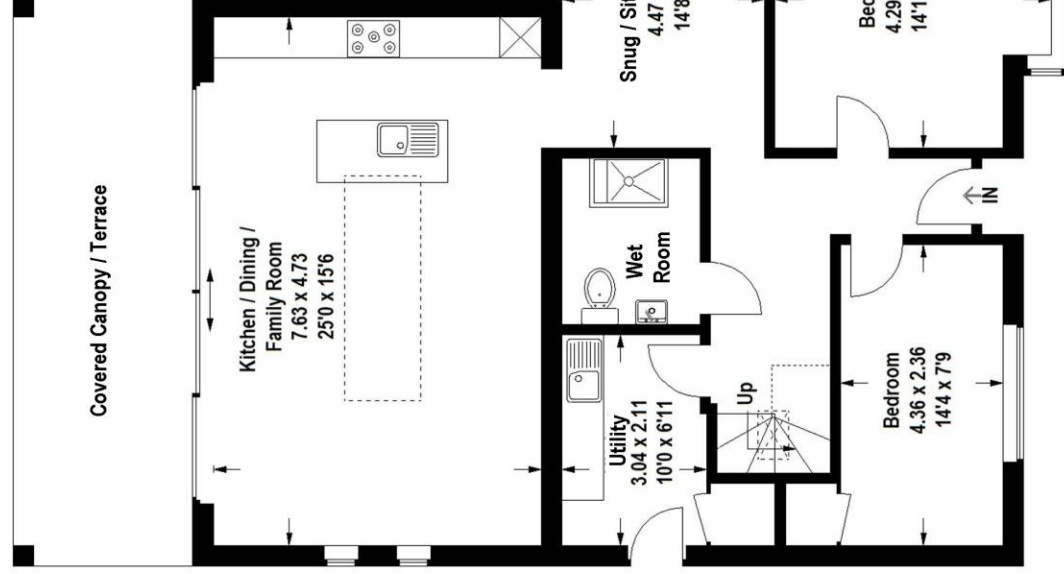
Very energy efficient - lower running costs
For energy efficient - higher running costs

England & Wales
 EU Directive
 2002/91/EC

 = Reduced headroom below 1.5 m / 5'0"



First Floor Approx Internal Area
277 sq ft (25.7 sq m)



Ground Floor Approx Internal Area
1137 sq ft (105.6 sq m)

Garage Approx Internal Area
170 sq ft (15.8 sq m)

(Not Shown in Actual Location / Orientation)

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Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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