

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

1 WESTWOOD COTTAGES, NORTH STREET, ROTHERFIELD, EAST SUSSEX TN6 3NA

**ENTRANCE LOBBY*RECEPTION HALL * CLOAKROOM * SEPARATE DINING ROOM *
SITTING ROOM * KITCHEN * UTILITY ROOM * FIRST FLOOR LANDING * MASTER
BEDROOM WITH EN-SUITE SHOWER ROOM * THREE FURTHER DOUBLE BEDROOMS *
FAMILY BATHROOM * SHOWER ROOM * BRICK PAVED DRIVEWAY * ATTRACTIVE FULLY
ENCLOSED REAR GARDENS**



PRICE: OIRO £425,000 FREEHOLD

DESCRIPTION

A deceptively spacious four bedroom (3 bath/shower rooms) semi-detached family home with attractive gardens located in a peaceful tucked away location yet within a 'stone's throw' of Rotherfield high street and the highly desirable primary school.

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

The property has been significantly extended and now provides spacious accommodation extending to 1,646 sq. ft. The rear gardens are a particular feature with a patio immediately adjoining the rear of the property the remainder laid to lawn flanked by well stocked flower and shrub beds and two large ornamental water features. The accommodation comprises in brief on the ground floor, a covered entrance, entrance lobby, reception hall, cloakroom, a separate dining room, a sitting room, a kitchen and a useful utility room. From the reception hall a staircase rises to the first floor landing, a master bedroom with en-suite shower room, three further double bedrooms, a family bathroom and an additional shower room. Outside to the front of the house there is a private brick paved driveway which provides parking for three vehicles and leads to an integral garage. EPC Band C.

LOCATION

1 Westwood Cottages is located in a tucked away position off North Street within a 'stone's throw of Rotherfield high street which provides a doctors surgery, village pubs, a post office and a primary school. Crowborough town is approximately 3 miles distant and provides a mainline rail station, with trains to London in approximately one hour (London Bridge), a wide range of shopping facilities, and is well served with a selection of schooling for all age groups including a sixth form community college and highly regarded primary schools, good sporting facilities include Crowborough Leisure Centre and two golf courses. The stunning 6,000 acre Ashdown Forest, the inspiration behind A. A. Milne's Winnie the Pooh books is also within very close proximity offering numerous outdoor pursuits and scenic walks. The Spa town of Royal Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance (approximately 8 miles), and the coastal town of Eastbourne and City of Brighton can be reached by road in approximately one hour..

The accommodation and approximate room measurements comprise:

COVERED ENTRANCE: opaque glazed front door with adjacent floor to ceiling side panel into: **ENTRANCE PORCH:** radiator, coved ceiling, glazed internal door into: **RECEPTION HALL:** staircase rising to the first floor landing, radiator, coved ceiling, glazed double doors.

CLOAKROOM: comprising low level WC, wall mounted wash basin with tiled splash-back, radiator, opaque UPVC double glazed window to side, built-in storage cupboard.

DINING ROOM: 12'10 x 11'1 UPVC double glazed window overlooking the front of the property, radiator, wall light points, dado rail, coved ceiling.

SITTING ROOM: 16'4 x 9'7 UPVC double glazed window overlooking the rear gardens, wall light points, arched display recess, radiator, coved ceiling.

KITCHEN: 11'10 x 9'9 comprising one and a half bowl single drainer sink unit with free standing mixer tap, cupboards and concealed dishwasher beneath. Adjoining work surfaces, free standing cooker with extractor over, further range of units to eye and base level, ample space for domestic appliances, tiled surrounds, UPVC double glazed window overlooking the rear of the property, corner display plinths, glazed internal door into:

UTILITY ROOM: 8' x 6'1 comprising eye level units, ample space for domestic appliances and work surface, built-in storage cupboard, double glazed window overlooking the gardens, part glazed door opening to the rear patio and garden.

From the reception hall a staircase rises to the: **FIRST FLOOR LANDING:** hatch giving access to loft space, built-in storage cupboards, airing cupboard housing lagged hot water cylinder with slatted shelving.

BEDROOM 1: 14'2 x 11'11 twin double glazed windows overlooking the rear of the property enjoying breathtaking far reaching rural views, extensive range of built-in wardrobes, radiator, door into: **EN-SUITE SHOWER ROOM:** comprising fully tiled enclosed shower cubicle with wall mounted shower unit, low level WC, wall mounted wash basin, fully tiled walls.

BEDROOM 2: 12'6 x 10'1 UPVC double glazed window overlooking the rear of the property enjoying breathtaking far reaching rural views, radiator.

BEDROOM 3: 11' x 10'1 double glazed window overlooking the front of the property, radiator.

BEDROOM 4: 11' x 11' double glazed window overlooking the front of the property, radiator.

FAMILY BATHROOM: comprising enclosed bath, mixer tap with handheld shower attachment, pedestal wash basin with tiled splash-back, low level WC, opaque double glazed window to side, radiator.

SHOWER ROOM: comprising fully tiled enclosed shower cubicle with wall mounted shower unit, low level WC, pedestal wash basin, fully tiled walls, heated chrome ladder style towel rail, opaque double glazed window to front.

OUTSIDE

DRIVEWAY: laid to block paving providing off street parking for three vehicles with a flower and shrub beds adjoining the front of the property, a pathway leads to the covered entrance.

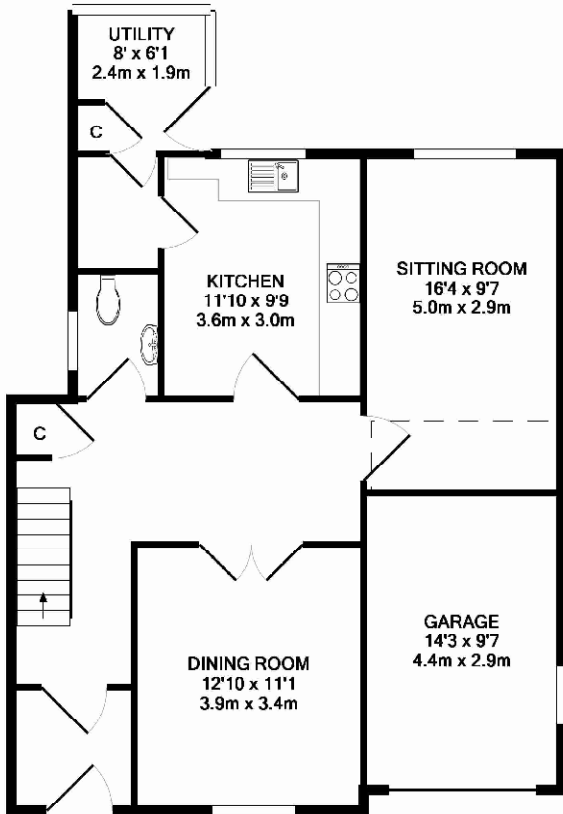
INTEGRAL GARAGE: 14'3 x 9'7 up and over door, power and light connected, a side path gives access front to rear.

REAR GARDENS

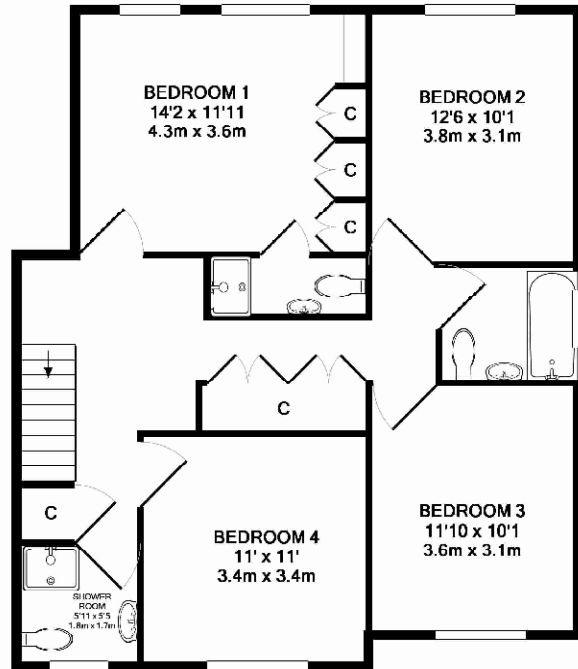
The patio immediately adjoins the rear of the property with the remainder laid predominately to lawn flanked and interspersed by a wide variety of mature flower and shrub beds including an ornamental fish pond and water feature. Within the gardens there is a further seating patio with a covered pergola over. The gardens are fully enclosed by close board fencing and natural hedging and provide a good degree of seclusion, a **GLASSHOUSE**, water tap and outside lighting.







GROUND FLOOR
APPROX. FLOOR
AREA 840 SQ.FT.
(78.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 807 SQ.FT.
(74.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1646 SQ.FT. (153.0 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. 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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