

SOUTH STREET

ROTHERFIELD - £425,000

WOOD & PILCHER

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Sleepy Cottage, South Street, Rothefield, TN6 3LR

Entrance Hall - Sitting Room - Kitchen/Dining Room Rear Porch - Bathroom - Three Bedrooms - Dressing Room - Front & Rear Gardens - On-Street Parking

Set back from the road behind its neat brick walled front garden is this charming, three bedroom terraced home. Stepping through the front door, you're greeted by a spacious entrance hall with ample space for coats and shoes and could also lend itself as a study area. On your left is the sitting room with its attractive bay window, log burning stove and solid wood flooring. It has plenty of space for large sofas and is filled with natural light. From here an open arch opens into the kitchen/dining room with its array of handmade fitted cabinets and stylish designer stone (Silestone) worksurfaces. There is space for an American fridge freezer whilst integrated items include a dishwasher, range oven along with sink and drainer with window behind, looking onto the garden. A large central island offers casual dining space along with further fitted cabinets. A rear porch with stable door to the garden has space for both a washing machine and tumble dryer. Completing the ground floor is the bathroom with mosaic tiled flooring, part tiled walls, WC, wash basin with storage, LED lit mirror along with stand alone bath with shower over, radiator and window to the side. Carpeted stairs take you to the first floor landing where doors at each angle take you to the bedrooms. A spacious double bedroom at the front of the house has a large bay window, engineered oak flooring and ample fitted wardrobes. The second bedroom is a large single bedroom with engineered oak flooring, views to the garden and with space for wardrobes. Completing the second floor is the dressing room with window at the rear, engineered oak flooring and ample space for multiple wardrobes. From the dressing room an open tread staircase rises to the bedroom area with space for a good sized double bed. It has Velux window, engineered oak flooring, panelled rear wall, exposed brickwork and useful eaves storage space. Outside the garden has feature slate beds and spacious artificial lawn area with rear garden access.

Solid wood entrance door into entrance hall:







ENTRANCE HALL:
Fitted door mat, engineered oak flooring, radiator and semi bay window.

SITTING ROOM:
Open fireplace and space for sofas. Original solid wood floorboards, two radiators, bay window and open arch to kitchen/dining room.

KITCHEN/DINING ROOM:
Handmade fitted kitchen comprising ample fitted cabinets with chrome handles, Silestone work surfaces and sink with drainer. Appliances include fitted range oven, fitted dishwasher and space for American fridge/freezer. Central island with fitted cabinets, space for breakfast bar stools and windows to garden.

REAR PORCH:
Space and plumbing for a washing machine and tumble dryer, tiled floor and stable door to garden.

BATHROOM:
Stand alone bath with shower over, WC and wash basin with LED lit mirror. Mosaic tiled floor, part tiled walls, fitted storage, radiator and window to side.

Carpeted stairs to first floor landing.

BEDROOM:
Light and airy, double room with fitted wardrobes. Engineered oak flooring, radiator and bay window.

BEDROOM:
Light and airy, double bedroom with space for wardrobes. Engineered oak flooring, radiator and window to garden.

DRESSING ROOM & BEDROOM AREAS:
Comprising of two rooms with the dressing area having a window to garden, fitted wardrobes, engineered oak flooring. Open tread stairs rise to bedroom area with panelled wall feature, engineered oak flooring and double Velux window.

OUTSIDE REAR:
A South Westerly facing rear garden with feature slate bed, artificial lawn area and slate bed borders. In addition is a log store and rear access.







SITUATION: Rotherfield is a picturesque village in the High Weald Area of Outstanding Natural Beauty, rich in history and surrounding open countryside. The village itself is a welcoming community with local charities and societies offering plenty of activities throughout the year for all ages. Rotherfield Stores is a useful convenience shop with a post office whilst there are also two public houses, a chemist, doctors' surgery, and the historic St Deny's Church. For transport, it is served with a frequent bus service, stopping at nearby villages as well as Royal Tunbridge Wells and Eastbourne. For city links, Crowborough train station is just a short drive away with ample parking available. Gatwick airport is also within easy reach with access by car taking less than an hour. For education, there is a popular pre-school as well as Rotherfield primary school. Further educational facilities are available within all the surrounding villages and towns.

TENURE: Freehold

COUNCIL TAX BAND: D

VIEWINGS: By Wood & Pilcher Crowborough on 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

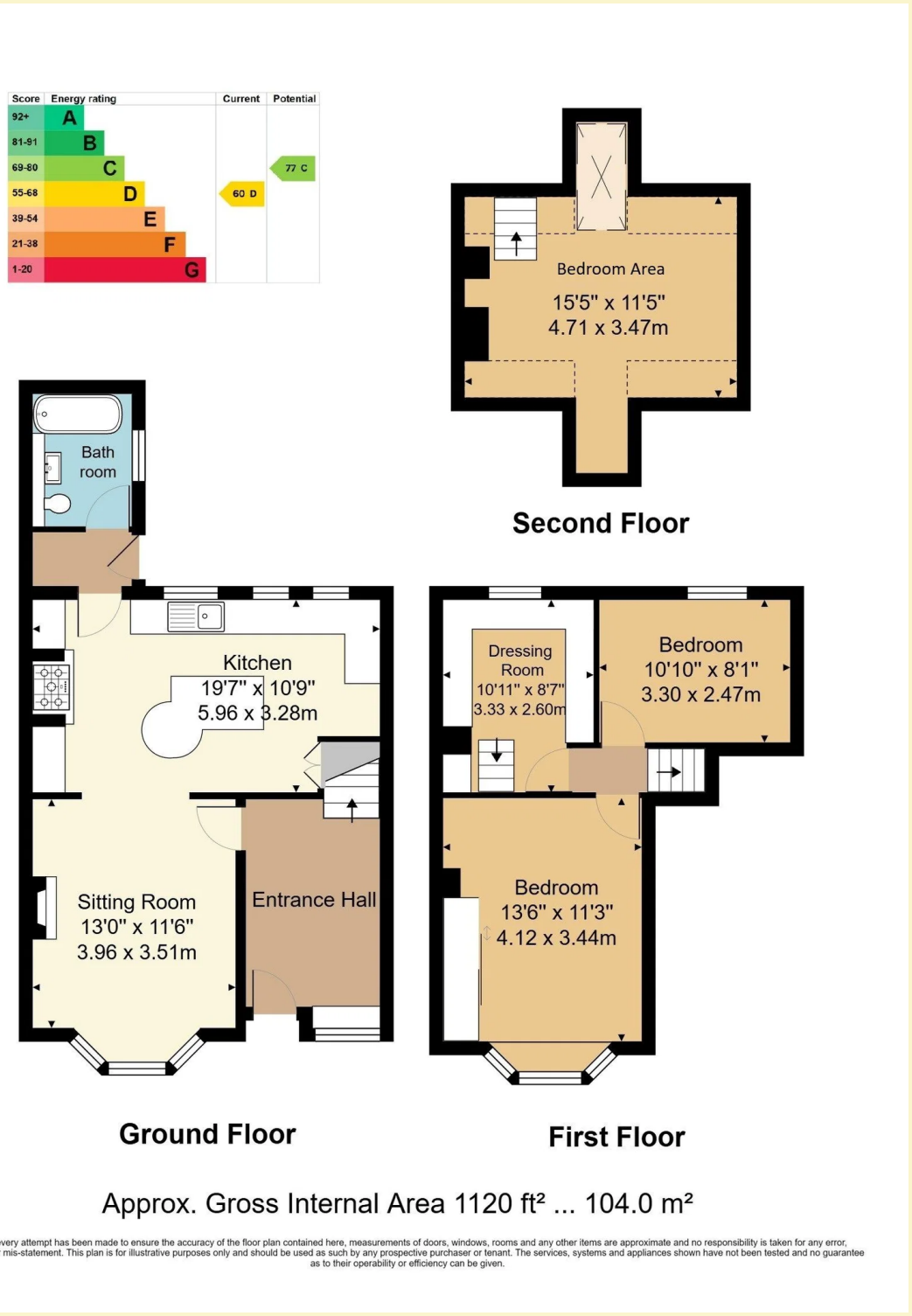
AGENTS NOTE: Small flying freehold over entrance hall.

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.

WOOD & PILCHER
Sales, Lettings, Land & New Homes

Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666
Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

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