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Peter Oliver



## Church Road, Rotherfield, TN6 3LA

- Beautifully Presented Cottage
- Semi-Rural Village Location
- 4 Bedrooms, 2 Bathrooms
- 3 Reception Rooms
- Wonderful Countryside Views
- Gated Drive & Garage



### EPC RATING

Current:

60 | D

Potential:

75 | C

**Guide Price:**

**£600,000 - £625,000**



## Church Road, Rotherfield, TN6 3LA

This beautifully modernised 4 bedroom semi-detached cottage is located in the sought after village of Rotherfield. Being in an elevated position, the property has the most amazing views over the surrounding countryside and beyond. On the ground floor you will find versatile living accommodation with 3 bright reception rooms, a separate kitchen and handy downstairs shower room. Stairs to the first floor lead to 3 well proportioned double bedrooms all with built in cupboard space and a further family bathroom. On the third floor is a 4th double bedroom with eaves storage and a window providing a beautiful outlook. Outside of the property is the stunning garden backing on to fields and there is plenty of off road parking and a separate garage. This wonderful house is situated on the outskirts of this extremely popular village location which offers a good range of local shopping facilities for day to day use, together with a good local primary school. The town centre of Crowborough is approximately 3 miles distance and provides good shopping facilities, schooling and there is mainline rail service at nearby Jarvis Brook. Recreational facilities include the Beacon Golf Course, Crowborough Tennis & Squash Club, Crowborough Leisure Centre and Boars Head Golf Course and floodlit driving range. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 7 miles distance, whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive.

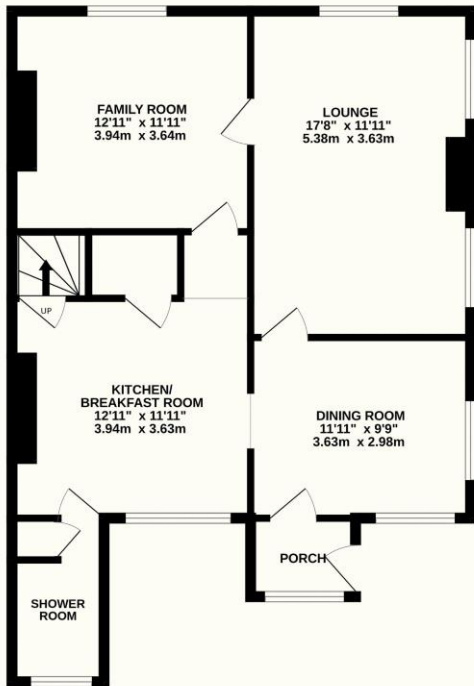
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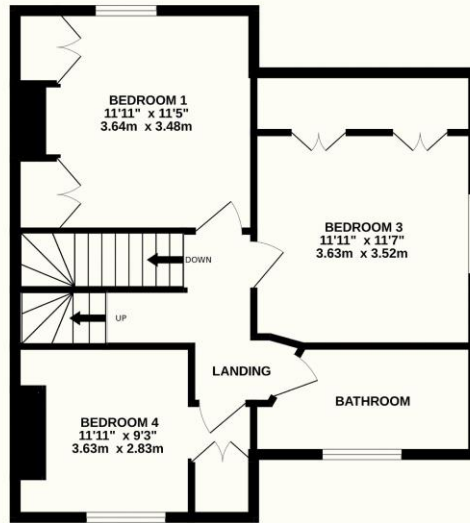




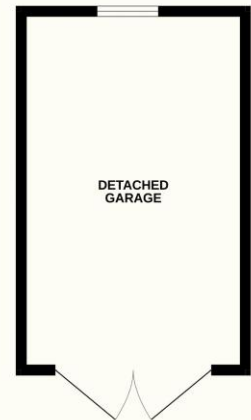
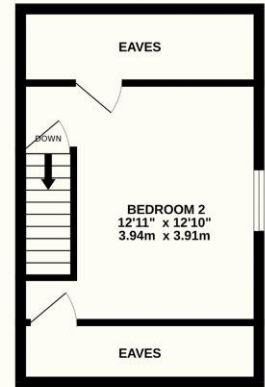
GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



2ND FLOOR  
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1847 sq.ft. (171.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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