



SITUATED WITHIN WALLED GARDENS, THIS NEWLY BUILT CONTEMPORARY HOME

THE WALLED GARDEN TRULLS HATCH, ARGOS HILL, CROWBOROUGH, EAST SUSSEX, TN6 3QL

Unfurnished, £3,795 pcm + fees and other charges apply.*

Available from 06/07/2019



• 6 Bedrooms • 5 Bathrooms • Contemporary family home • Set in stunning walled gardens • Open plan ground floor accommodation • Bi-folding doors opening onto garden • Fitted modern kitchen with large central island • 6 double bedrooms (5 en-suite) • Teenager retreat/ television area to top floor • EPC Rating = C • Council Tax = G

Situation

Butterfly House is located on the outskirts of the popular village of Rotherfield. The village has a good range of local amenities including primary school, antique shop, chemist, post office and general store, church and public houses.

Description

Recently built family home arranged over 3 levels offering spacious and adaptable accommodation throughout. The property is part of a small gated development comprising of two individually designed contemporary homes set within walled gardens.

The ground floor accommodation offers open plan living comprising of a large fully fitted kitchen with central island, dining area with steps leading down into a spacious reception room with floor to ceiling bi-folding doors opening onto the garden. Large entrance hall with downstairs cloakroom and separate utility room is situated at the rear of the kitchen.

First floor consists of 3 double bedrooms (all of which are en suite).

To the second floor, there are a further 3 double bedroom (2 of which are en suite) and a central landing area ideal for a teenage retreat/ television area.

Externally, there is a good sized garden with detached double garage and parking for 3/4 cars.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.



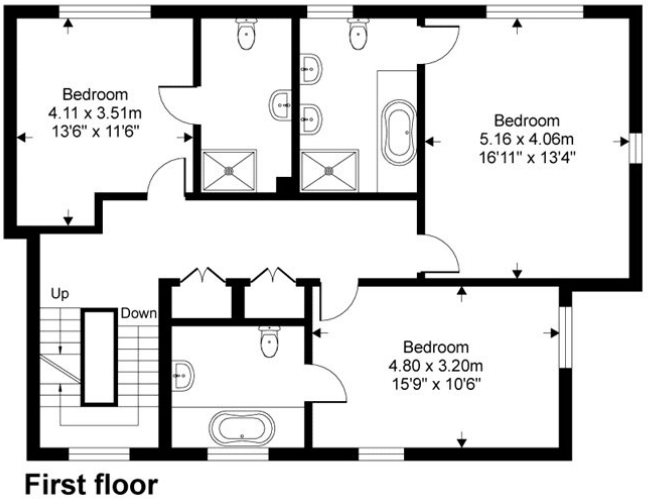
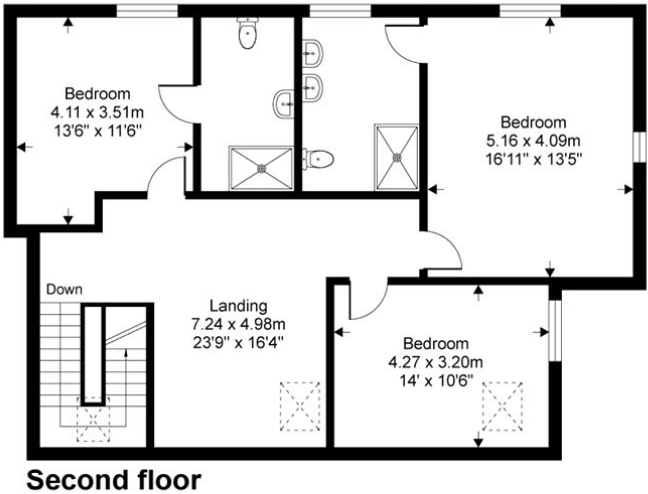
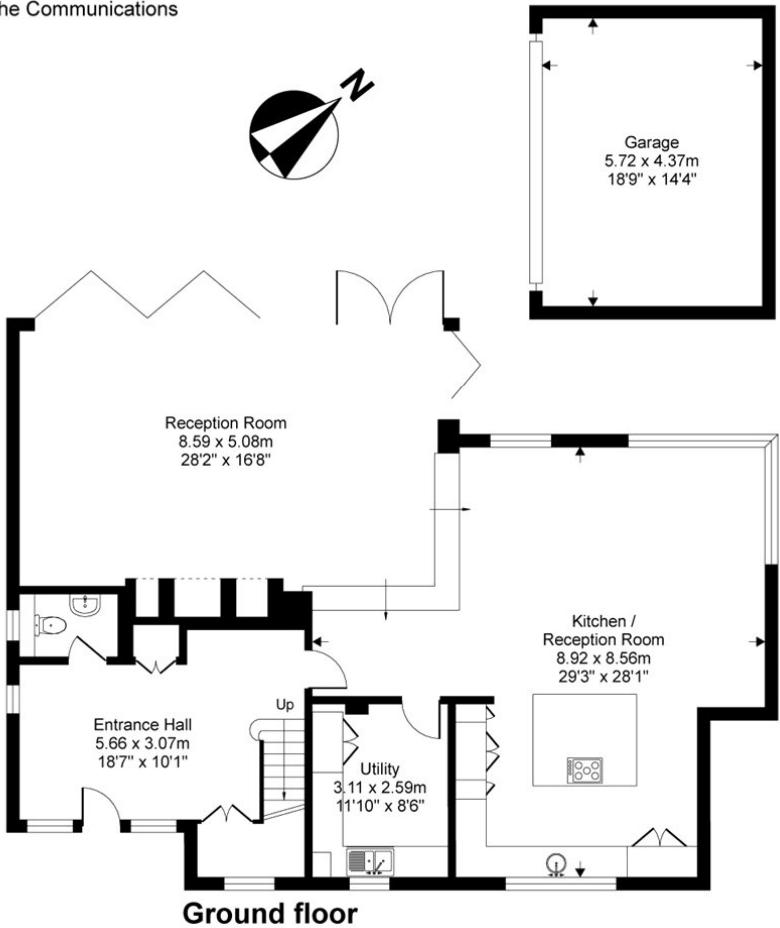
Butterfly House, The Walled Garden Trulls Hatch, Crowborough, TN6

Gross internal floor area (approx):

356 sq m / 3831 sq ft

For Identification only - Not to scale

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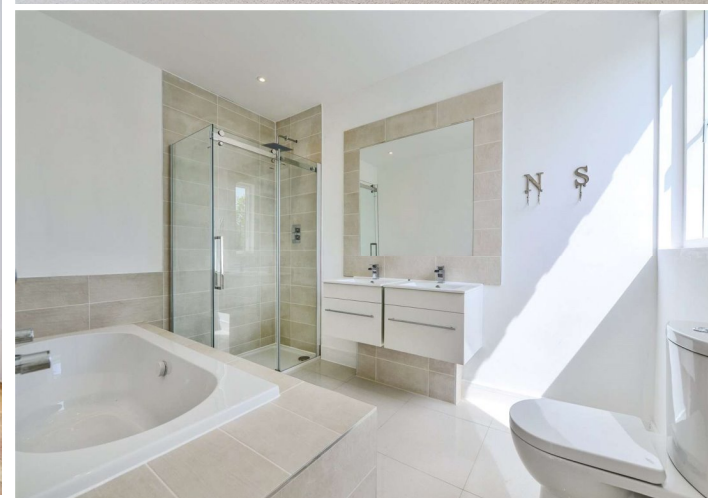


FLOORPLANS

Gross internal area: 3831 sq ft, 355.9 m²

Gross external area: **FILL IN**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	88
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to savills.co.uk/tenant-fees. For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190607AAMW

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Tunbridge Wells Lettings

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