



Set in a picturesque position with views overlooking its own lake.

Sheriffs Lane, Rotherfield, Crowborough, East Sussex, TN6

£3,995 pcm plus fees apply, Unfurnished
Available from 07.12.2019

savills

Beautiful position overlooking lake • Sweeping driveway & parking • Modern, spacious family home • Contemporary kitchen/ breakfast/ dining room with double aspect open log fire • Triple aspect reception room • Study • Utility • Ample storage provided within former stable block

Local Information

Situated on the outskirts of the popular village of Rotherfield with its good range of local amenities including primary school, GP surgery, antique shop, chemist, hairdresser, post office and general store, church and public houses. Only 7 miles from Tunbridge Wells with its mainline rail services to London.

About this property

Woodland Park Farm is approached by a sweeping driveway with a picturesque outlook over its own lake. The property offers modern & contemporary living in a rural setting, having only been built 3 years ago.

The spacious accommodation consists of:

Entrance hall with oak & glass staircase and galleried landing, study with views of the lake, utility room, downstairs cloakroom, beautifully finished kitchen/ breakfast room leading through to a formal dining area as well as the main reception room benefitting from a double sided inglenook log fire & multiple sets of French doors opening onto the gardens.

To the first floor, the master suite has a vaulted ceiling, views over the lake and bathroom with double bath, twin sinks and walk-

in shower, there are three further bedrooms (one of which is en suite) & a good sized family bathroom.

Externally, the 10 acres of grounds wrap around the property & there is a former stable block offering ample storage. Driveway parking for several cars to the front.

NB: There is a substantial lake to the front of the property which will not be fenced.

Furnishing

Unfurnished

Local Authority

Wealden District Council

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Tunbridge Wells Lettings Office. Telephone: +44 (0) 1892 507 050.





Sheriffs Lane, Rotherfield, Crowborough, East Sussex, TN6
Gross Internal Area 2537 sq ft, 235.7 m²

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Woodland Park Farm, Sheriffs Lane, Rotherfield, Crowborough, TN6 3JE

Gross internal floor area (approx):
235.7 sq m / 2537 sq ft (Excludes Restricted Head Height , Void & Outbuilding)
For Identification only - Not to scale
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	74	
(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	

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*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191113JDCA

