

STEPHEN JAMES
RESIDENTIAL



St. Peters Mead, Rotherfield, TN6



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This brand new four bedroom detached home in the heart of Rotherfield has been designed with modern living and family scaling in mind.

- Open Plan Living
- Central Village Location
- Three Bathrooms (two en-suite)
- Four Double Bedrooms
- Off Road Parking
- New Home Warranty

This exceptional four-bedroom home offers a perfect blend of generous living space, modern detail, and the quintessential charm of Sussex village life. From its versatile, light-filled layout to its premier location, the property has been crafted to prioritize both scale and flow, presenting an unmissable opportunity for those seeking a sanctuary with a seamless connection to the High Weald.

Rotherfield offers that rare "best of both worlds" balance. You are steps away from ancient woodland trails and quintessential village pubs, yet only minutes from Crowborough and Eridge stations, with direct lines to London. It is a community known for its high-performing schools and a slower, more intentional pace of life.



Entertaining

The ground floor is a masterclass in modern social flow, anchored by engineered oak flooring that runs consistently throughout the entire level. At the heartbeat of the home is the thoughtfully-proportioned Shaker-style kitchen, where a U-shaped design and expansive worktops create a seamless transition into the central dining area. This layout offers a deep, social vista that flows directly into the 16ft sitting room, allowing natural light to travel across the open-plan spaces.

Designed with both sustainability and comfort in mind, the entire home is efficiently heated via an eco-friendly ground source heat pump. With direct garden access from the living area, it's a space that breathes in the summer and remains perfectly climate-controlled and cozy throughout the winter.





The Family Wing

The first floor is characterized by an unusual sense of scale, hosting three substantial double bedrooms. Unlike typical homes where the third bedroom is often a compromise, each room here offers generous proportions with ample space for king-sized beds, dedicated workspaces, and extensive wardrobe storage. Large windows invite an abundance of natural light, ensuring every room feels airy and connected to the peaceful surroundings.

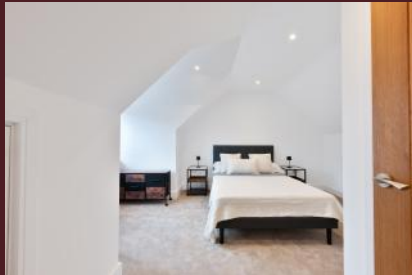
The principal suite on this level serves as a refined retreat, featuring its own sleek, private en-suite with contemporary fixtures. The remaining two doubles are served by a sophisticated family bathroom, which continues the home's signature aesthetic of clean lines and high-end finishes.



The Retreat

Occupying the entire second floor, this generous suite feels like a private escape. It's the perfect setup for those who want a quiet sanctuary away from the main hub of the house. The bedroom features vaulted ceilings and a feature dormer window that floods the space with natural light while offering elevated views of the surroundings.

The suite is complemented by a private bathroom and an incredible amount of walk-in eaves storage, providing a practical solution for a clutter-free living environment. Whether used as a luxury principal bedroom or a sophisticated guest floor, this space offers a rare level of quietude and independence.



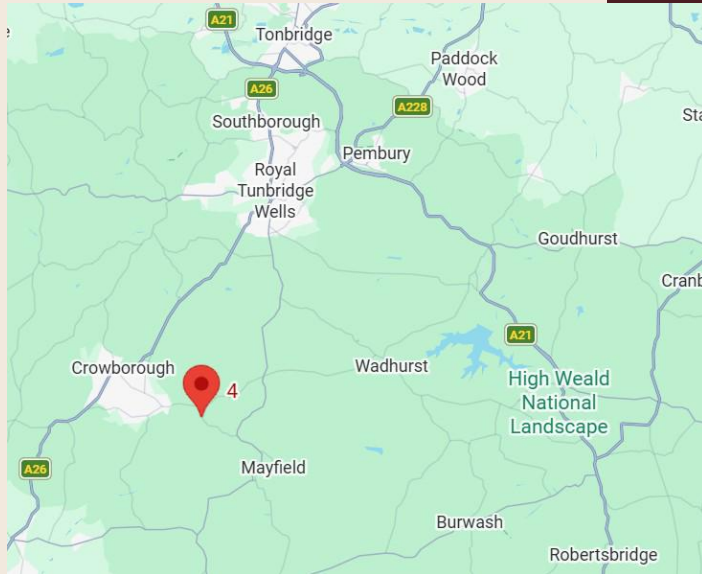
Location



Property location

Energy Performance Certificate (EPC)

TBD



Amenities



Crowborough Train Station
1.8 Miles

Eridge Train Station
4.5 Miles

Crowborough Leisure Centre
3.5 Miles

Nearest Supermarket
1.6 Miles

Nearest Pub
0.3 Miles

Primary Schools

Rotherfield Primary School (State), Ofsted: Good, 0.4 Miles
Jarvis Brook Primary School (State), Ofsted: Good, 1.5 Miles
Five Ashes CofE Primary School (State), Ofsted: Good, 2.7 Miles

Secondary Schools

Beacon Academy (State), Ofsted: Outstanding, 2.1 Miles
Mayfield (Independent Girls School), 2.5 Miles
Grove Park (State), Ofsted : Good, 2.8 Miles

Floor Plan

Approximate Floor Area = 166.6 sq m / 1793 sq ft (Including Eaves)



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94232

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