



1 The Gables Argos Hill
Rotherfield, TN6 3QJ
Asking Price £500,000

1 The Gables, Argos Hill – A Rare Blend of Timeless Elegance and Contemporary Living

A beautifully reimagined ground floor apartment, set within a historic country house, offering over 1100 sq ft of stylish, character-filled living.

Tucked away in the enchanting hamlet of Argos Hill, near the heart of Rotherfield and a stone's throw from Crowborough, lies 1 The Gables, a unique opportunity to own a slice of English country charm.

Once part of a grand country house, the building likely dates back to the late 19th or early 20th century, reflecting the architectural styles of that period. This three-bedroom, two-bathroom ground floor apartment has been thoughtfully refurbished, preserving a wealth of period features while embracing a modern, effortless lifestyle.

From the private porch, you step through the stable door, and are welcomed by a black-and-white tiled foyer - currently used as a peaceful office space - setting the tone for the character and versatility that flows throughout.

The property unfolds into a stunning open-plan living, kitchen and dining area, where original restored flooring and a feature fireplace create a warm and inviting heart to the home. The kitchen is a culinary delight: a central island lit by statement pendant lights, integrated NEFF appliances, a SMEG oven, and generous worktops – perfect for both intimate meals and lively gatherings.

Picture yourself enjoying a morning coffee or evening supper while gazing through wraparound windows across sweeping gardens and far-reaching countryside. It's not uncommon to spot deer families and abundant wildlife just beyond your window.

The thoughtful layout offers space and flexibility:

A spacious master bedroom flooded with natural light from a huge window, complete with built-in wardrobes

A stylish wet room featuring a contemporary waterfall shower

Two further well-sized bedrooms (one easily adaptable as a home office or guest room)

A chic family bathroom with quality fittings and serene décor

Throughout, no detail has been overlooked – from the new electrics and elegant lighting to the careful restoration of original materials, bringing the past and present seamlessly together.

Outside:

The property enjoys breath-taking communal gardens directly accessed from the property, meticulously maintained and offering plenty of space for relaxation or summer gatherings. Including, private plot of woodland - perfect for a personal outbuilding. A private garage with an electric door (ideally located closest to the apartment), additional off-road parking, and the benefit of a well-organised, community-driven residents' management company complete the package.

Adding to its appeal, The Gables is home to a wonderful close-knit community, where neighbours look out for one another, lend a hand when needed, and come together for social events and communal projects. It's a place where people genuinely care – a real sense of community spirit that makes living here extra special.

Highlights at a Glance:

- Over 1100 sq ft of single-level accommodation
- Beautifully restored period features with contemporary upgrades
- Exceptional open-plan living space perfect for entertaining
- Stunning kitchen with island and integrated appliances
- Three bedrooms and two modern bathrooms
- Glorious communal gardens and private garage
- Warm, welcoming community with a proactive residents' association
- Peaceful rural setting yet moments from Crowborough town and transport links
- Lease: 999 years from 1965 | Service Charge: £200 pcm (includes regular gardening)
- Managed by the Argos Hill (Gables) Residents Association Limited

The Lifestyle:

Living at The Gables offers the best of both worlds: the serenity of the countryside combined with convenient access to amenities. Walk the nearby trails, savour meals at charming local pubs, or simply relax and watch the seasons change from your window.

The High Weald Area of Outstanding Natural Beauty is on your doorstep, while excellent road and rail links make commuting or visiting London simple and stress-free.

With Crowborough just a short drive away, you have everything you need close at hand — yet when you return home, the world feels a million miles away.

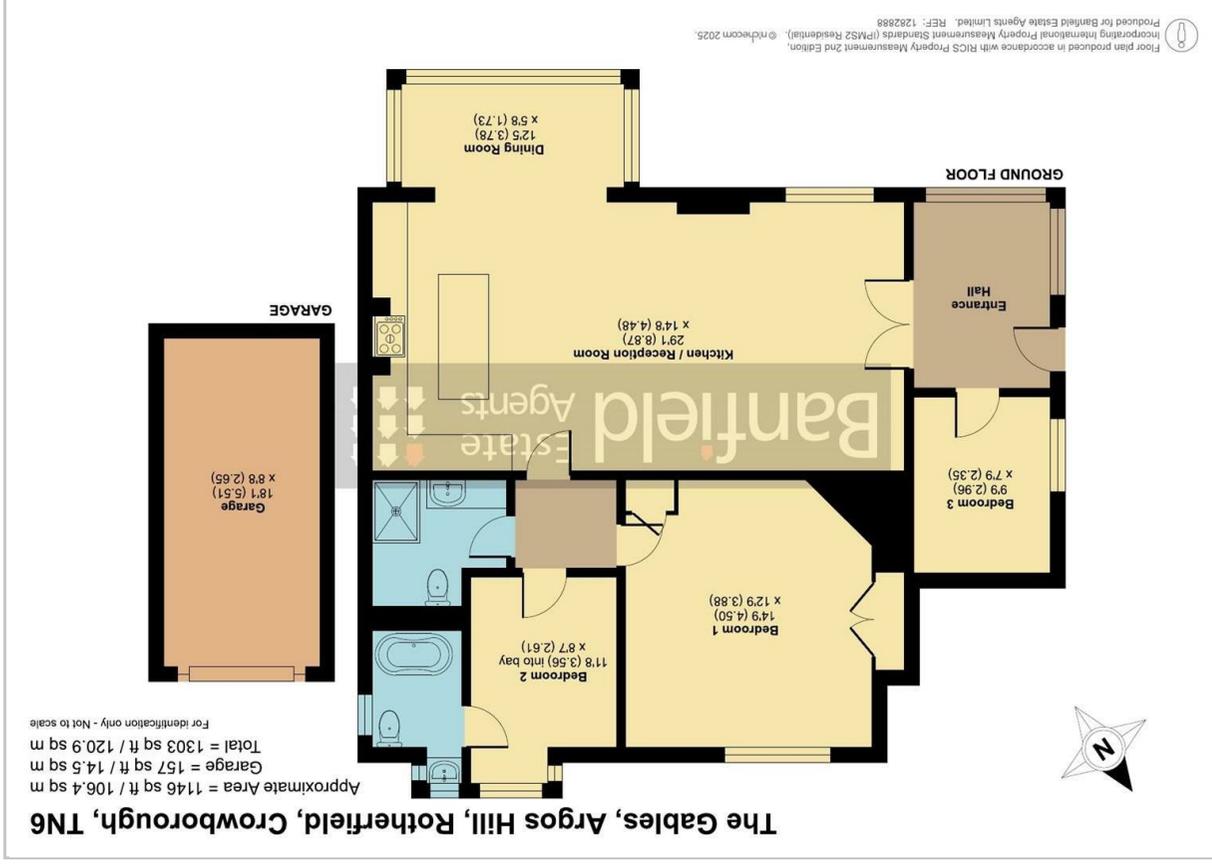
A Home with Heart

Whether you're searching for a full-time residence, a country bolthole, or a characterful downsizer's retreat, 1 The Gables is a rare and remarkable find, offering soul, space, and an exceptional lifestyle opportunity.

Internal viewing is highly recommended to truly appreciate all this special home has to offer.



Floor Plan



Viewing

Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Minimum
A (72 plus)	A (72 plus)
B (81-91)	B (81-91)
C (82-92)	C (82-92)
D (83-93)	D (83-93)
E (84-94)	E (84-94)
F (85-95)	F (85-95)
G (86-96)	G (86-96)

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



Area Map

01892 653333

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