



Wyland Wood, Willards Hill, Robertsbridge,
East Sussex TN21 5ET



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PROPERTY:

Dating in part to the late 18th Century with attractive Ragstone & weatherboard elevations, this handsome unlisted home is beautifully appointed and has many character features. The gardens and grounds extend to about 2.7 acres with some light woodland, and wonderful westerly views. Located in a rural lane only 1 mile from Robertsbridge village and mainline station.

ACCOMMODATION:

Refurbished in recent years to an exceptionally high standard, with bright rooms and good ceiling heights, this is certainly a comfortable home. Exposed "Blonde" beams are shown throughout the home, there are two Ragstone inglenook fireplaces, a wonderful antique curved French oak staircase, oak doors with thumb latches, terracotta or limestone floors and some oak floorboards on the first floor. The stunning kitchen is fitted with handcrafted units, whilst the bathrooms are fitted with 'Villeroy and Bosch' and 'Lefroy Brooks' sanitary ware.

There are four reception rooms; the Drawing Room having an inglenook fireplace and bay window with window seat, a Family Room also has a Ragstone inglenook with Stovax woodburning stove, from the formal Dining Room French doors lead out into the garden, the study enjoys a double aspect. The hub-of-the-home is certainly the superb open-plan kitchen/family room, with vaulted ceiling, bespoke cabinets, granite worktops and a striking crimson red four-oven Aga and matching Aga fridge. A useful





range of “domestic offices” include utility room, dog/boot room and shower room. On the first floor there is a master bedroom with a split level dressing area and adjoining bathroom, three further double bedrooms and a family bathroom.

GROUNDS:

Approached through electrically operated timber gates, the gravel driveway leads to a detached English Heritage double garage with adjoining office/studio that could provide for ancillary accommodation. There is a separate detached tractor store/workshop. Surrounding the house are York-stone paths with low Ragstone walls and terraces to both the front and rear, providing excellent areas for alfresco entertaining. Landscaped gardens have expanses of lawn with herbaceous borders, rose beds, a number of specimen trees and shrubs including magnolia, maple and camelia, an orchard planted with varieties of apple, pear and plum and a walnut tree. There is also a spectacular tree house. EPC Rating = E.

Further land comprising paddock and woodland may be available by separate negotiation.







