



**Hoath Hill
Robertsbridge, TN32 5LL**

Offers in excess of £425,000 Freehold

**Wyatt
Hughes**
Residential Sales

Hoath Hill, Robertsbridge, TN32 5LL

Welcome to this charming extended four-bedroom semi-detached home nestled in the picturesque village of Mountfield, near Robertsbridge. The vendors have loved the location, with beautiful countryside walks on the doorstep, plenty of off-road parking, and a private garden providing a tranquil retreat. This well-presented property combines countryside charm with modern family living.

The home includes two cosy reception rooms, one of which features a log burner, perfect for relaxing or entertaining, and a well-appointed kitchen/dining room that serves as the heart of the home, a warm and inviting space for everyday meals and family gatherings.

Upstairs, there are four bedrooms, providing ample space for family and guests, along with a modern family bathroom. The home benefits from oil-fired central heating, ensuring year-round comfort.

Outside, the private rear garden offers a peaceful escape, featuring a decking area perfect for outdoor dining and enjoying the surrounding countryside views. A summer house ideal for a home office, gym, or creative studio and brick-built outbuilding with WC and storage provide excellent flexibility.

Set in an idyllic semi-rural location, the home sits close to the village hall and more beautiful countryside walks, while the historic town of Battle is just a short drive away, offering a range of shops, cafés, restaurants, and the iconic Battle Abbey.

For commuters, Battle and Robertsbridge mainline stations are both easily accessible, providing direct services to London. The nearby A21 offers quick road connections, and families will appreciate being within the catchment area for Claverham College and several well-regarded primary schools.

Offering the perfect blend of rural tranquillity and modern convenience, this lovely home is ready to move into and enjoy.

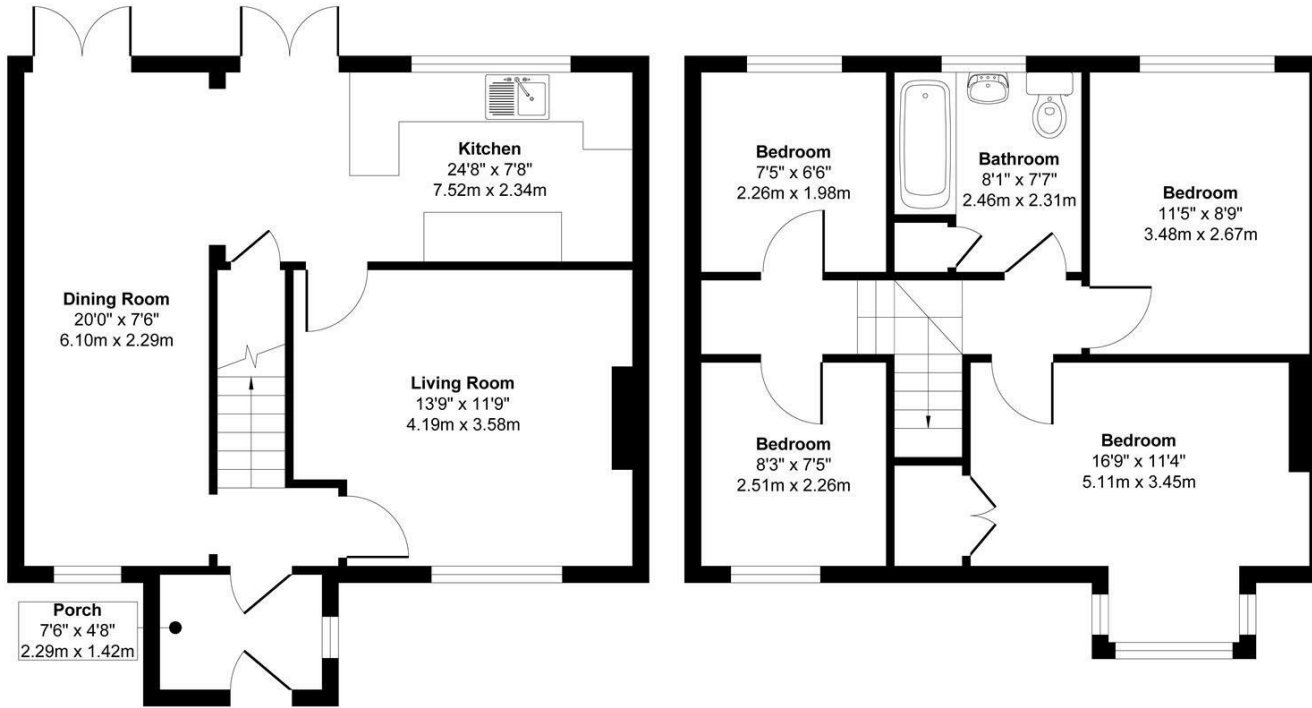
- Four bedroom semi detached house
- Well presented throughout
- Claverham Community College Catchment area
- EPC rating TBC
- Off road parking for several vehicles
- Two reception rooms
- Extensive countryside walks on your doorstep
- Private gardens with summer house and decking area
- Brick built outhouse with WC and seperate storage room
- Tax Band D

“For transparency, we wish to inform prospective buyers that the property is being marketed on behalf of vendors who are family members of someone connected with Wyatt Hughes Residential Sales, in line with the Estate Agents Act 1979.”



Mountfield Cottages

Approximate Gross Internal Floor Area
1036 sq. ft / 96.24 sq. m



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

