



George Hill, Robertsbridge, TN32

£650,000

 3  3  2000 sq ft

Paul Stripp Estate Agent

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- **Chain-Free Availability:** Immediate occupancy possible, reducing complexity in purchase process.
- **Double Aspect Sitting Room:** Features an inglenook-style fireplace and patio doors to the garden.
- **Flexible Room Design:** Includes a reception room with an en-suite shower, suitable for various uses.
- **Functional Kitchen:** Equipped with stainless steel double oven and halogen hob, oak-faced cabinets.
- **Storage Options:** Utility and separate storage rooms available for appliances and other items.
- **Master Suite Features:** Includes part-vaulted ceiling and extensive fitted wardrobes.
- **Additional Room Utility:** Second bedroom includes fitted office furniture for multi-use.
- **Multi-Use Outbuilding:** Detached former stable adjacent to main house with various potential uses.
- **Landscaped Garden:** Includes variety of shrubs, herbaceous plants, and an ornamental pond.
- **Modern Bathroom Facilities:** Three bathrooms include heated towel rails and updated fixtures.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
2008.85 ft<sup>2</sup>  
186.63 m<sup>2</sup>

Reduced headroom  
35.36 ft<sup>2</sup>  
3.29 m<sup>2</sup>

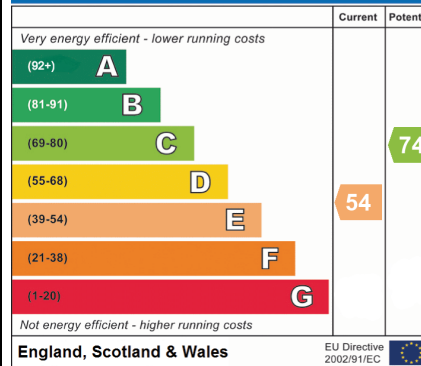
(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

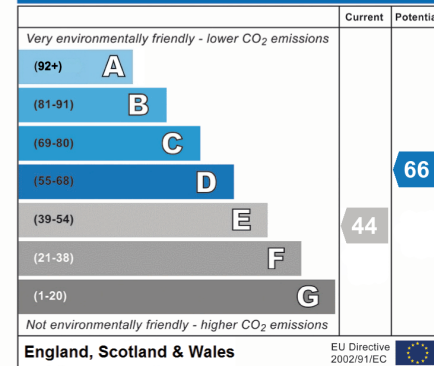
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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