



Station Road, Robertsbridge, TN32

Guide Price £425,000

 4  1  1498 sq ft





OPEN DAY 12th OCTOBER 13:30-15:30 pm. Nestled In the heart of a vibrant village, this spacious 4-bedroom property offers the perfect blend of comfort, convenience, and connectivity. With mainline train links to London just a short walk away,



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Key Features

- Central Village location
- Close proximity to the station
- Attractive Garden - Features a mix of Patio and Grass
- Social Kitchen Dining area - great for families and entertaining
- Semi Detached
- Cosy living room with fire place
- Spacious Family bathroom
- Four bedrooms
- Storage area below house





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OPEN DAY SATURDAY 12th OCTOBER 13:30-15:30 pm.

Nestled in the heart of a vibrant village, this spacious 4-bedroom property offers the perfect blend of comfort, convenience, and connectivity. With mainline train links to London just a short walk away, commuting is a breeze, making it ideal for busy professionals and families alike. Guide Price £425,000 - £450,000.



This well-presented home features a generous layout, including a bright and airy living room, a modern kitchen with ample dining space, and four well-proportioned bedrooms, providing flexibility for growing families or home office needs. The property also boasts a private garden, perfect for outdoor entertaining or peaceful relaxation.

Entering the house, you'll find the living room with a beautiful fireplace, one of the four bedrooms, which could also be used as an office, and a spacious bathroom and a separate w/c.

Descending the stairs leads you to the kitchen and dining area, a fantastic social space that opens out onto the garden. The flooring is tiled, and the kitchen is fitted with ample units and generous worktop space. It includes a gas hob and oven, and plenty of room for a large dining table, making it perfect for both family meals and entertaining.

On the second floor, you'll find two more generously sized double bedrooms—one featuring a charming fireplace and the other with built-in storage. The second floor houses the final bedroom, another spacious double.



The garden features a blend of patio, lawn, and a pond, making it an ideal space for family living.

The property includes an outbuilding beneath the house, equipped with electricity, offering versatile use as a workshop or additional storage space

Families will appreciate the property's proximity to highly regarded schools, while the village itself offers a variety of local amenities, including shops, cafes, and restaurants, all within easy reach. With excellent transport links and a strong sense of community, this home is ideally located for those seeking a balanced lifestyle between village charm and city accessibility.

Don't miss out on this fantastic opportunity—contact us today to arrange a viewing!

Freehold

Council tax band D

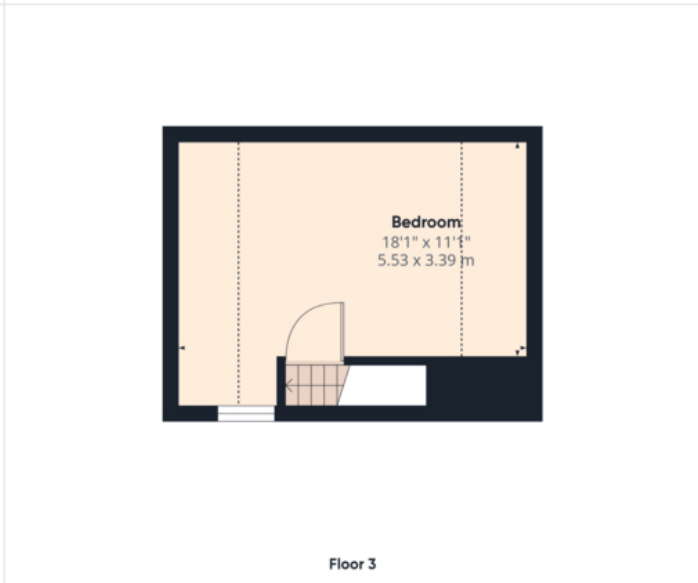
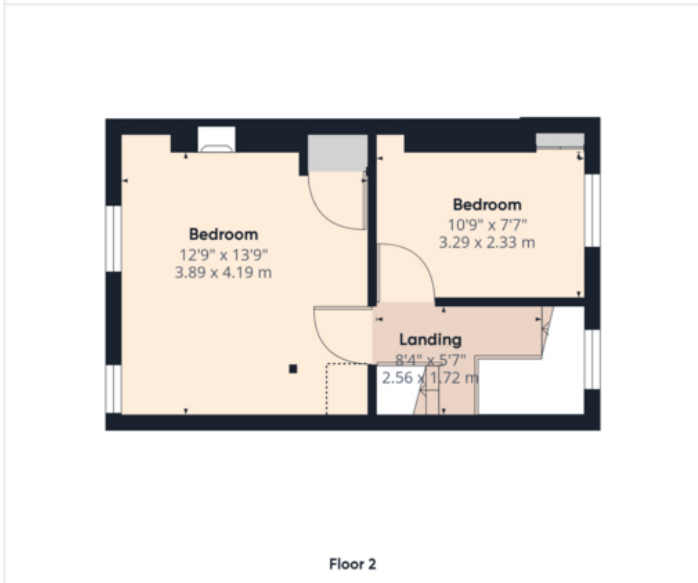
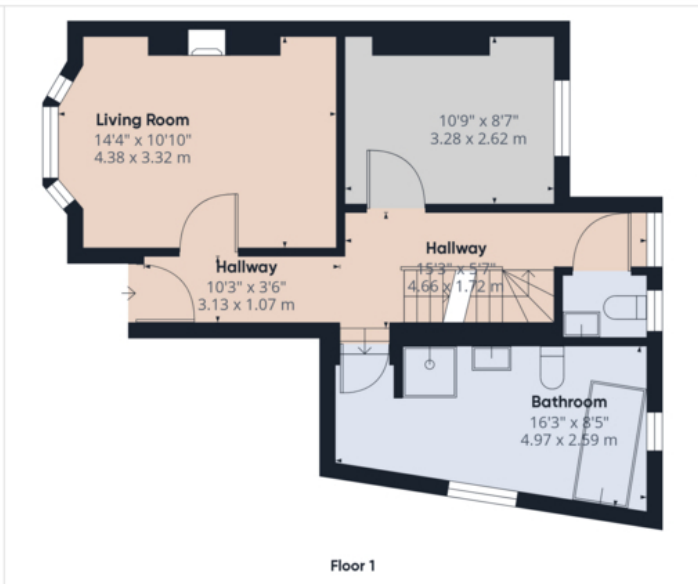
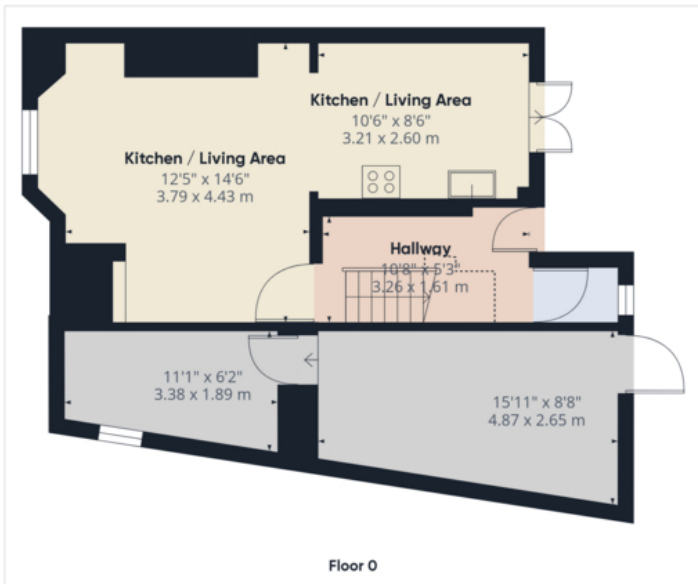
Mains drainage

Gas central heating





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Approximate total area⁽¹⁾
 1498.44 ft²
 139.21 m²

Reduced headroom
 93 ft²
 8.64 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure Type: Freehold
Council Tax Band: D
Council Authority:

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