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ASHTON STRIPP



1 Mountfield Villas

Hoath Hill, Robertsbridge

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedrooms, including two doubles and one small double
- Log burner in the living room with underfloor heating
- Open-plan dining room with patio doors to the garden
- Garage with electric roller door and inspection pit
- Front and rear gardens with patio, lawn, and countryside views
- 5-10 mins to Robertsbridge station – direct trains to London
- Workshop with lapsed planning for a large garage/workshop
- Driveway with double gates for secure parking
- Double glazing throughout and updated interior doors
- Air source heat pump system (installed 3 years ago)







Peacefully positioned in Mountfield with far-reaching views, this updated 3-bed home features a log burner, stylish kitchen, dining room with patio doors, conservatory, double garage, workshop (lapsed planning) and an air source heat pump for low-cost, eco heating.

Set along a quiet village lane with wide skies and green views, this well-cared-for three-bedroom home in Mountfield offers a calm, countryside lifestyle with just the right blend of comfort and functionality. Whether you're relaxing by the log burner or tinkering in the rear workshop, there's space here for both quiet moments and practical living.

Inside, the living room is warm and welcoming with underfloor heating and a wood-burning stove, complemented by efficient ground source heating—a renewable system that keeps energy bills lower and comfort levels high. It leads into a sleek kitchen with wood-effect counters, ceramic sink, and space for an American-style fridge. A flexible dining room flows from the kitchen and opens onto the rear patio—ideal for breezy summer suppers or everyday ease. There's also a conservatory with its own sink and storage, plus a full bathroom and separate WC downstairs. Upstairs, all three bedrooms enjoy garden or field views, with the main room featuring a bay window and private WC.

The double garage comes with an electric roller door, inspection pit, and separate power—perfect for car enthusiasts. Beyond it, the garden leads to a large workshop with expired planning permission for a 7x7m garage. Electric, heating, and plumbing have all been updated, including an air source heat pump system. The rear garden connects to a footpath for direct countryside walks.



Located in the quiet village of Mountfield, East Sussex, this three-bedroom home offers a peaceful, rural setting with countryside views, while still being conveniently placed for transport links. The village itself has a friendly, small-community feel, surrounded by fields, woodland walks, and open green spaces.

Despite its rural feel, the property is well-connected — it's just a short drive (around 5–10 minutes) to Robertsbridge station, which offers direct mainline services to London Charing Cross and Cannon Street, typically taking around 75 minutes. Nearby towns like Battle and Heathfield offer additional amenities, shops, and schools.

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