



Moloney
COUNTRY PROPERTY



ROBINSWOOD RURAL BROAD OAK

ROBINSWOOD, FURNACE LANE, BROAD OAK, RYE, EAST SUSSEX TN31 6ES

A STUNNING THREE DOUBLE BED, DETACHED BUNGALOW, HAVING BEEN COMPLETELY REFURBISHED AND EXTENDED, LOCATED IN A HIGHLY SOUGHT AFTER LANE LOCATION, ACCOMMODATION INCLUDES AN OPEN PLAN SITTING ROOM/DINING ROOM/KITCHEN WITH BI-FOLD DOORS ACROSS THE BACK OF THE PROPERTY TO THE REAR TERRACE, SEPARATE UTILITY ROOM, STUDY. THREE BEDROOMS, ONE EN-SUITE, & BATH/SHOWER ROOM. OUTSIDE THE PROPERTY ENJOYS A LARGE LEVEL REAR GARDEN WITH PAVED TERRACE, WORKSHOP & STORES ALONG WITH EXCELLENT OFF ROAD PARKING, ALL BELIEVED TO MEASURE APPROX 0.5 ACRES (TBV).

ACCOMMODATION LIST: ENTRANCE HALL, OPENING TO STUNNING SITTING ROOM/DINING ROOM/KITCHEN, UTILITY ROOM, CLOAKROOM, STUDY, BEDROOM WITH EN SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS, BATH AND SHOWER ROOM. LARGE GRAVELLED COURTYARD PROVIDING EXCELLENT OFF ROAD PARKING, LARGE LEVEL REAR GARDEN WITH PAVED TERRACE, WORKSHOP/STORE, LOG STORE & TIMBER GARDEN STORE. OIL FIRED CENTRAL HEATING.



Oak pillared porch with steps to oak front door to:

ENTRANCE HALL: Tiled floor, wall light points. Cloaks/storage cupboard. Glazed door leading out to the side. Linen cupboard.

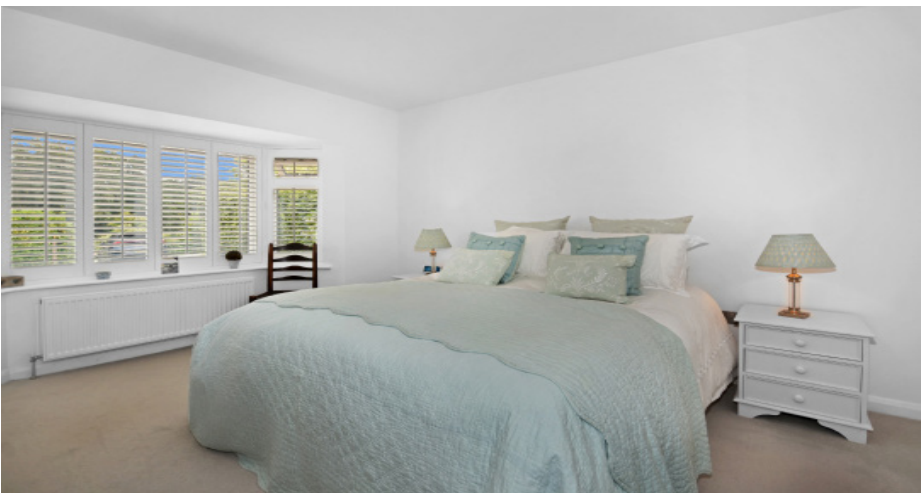
CLOAKROOM: Double glazed window to side. Fitted with white suite comprising WC, hand basin set into wood effect storage unit with tiled splashback. Inset ceiling lights. Matching tiled floor with under floor heating.

HALL open to:

SITTING ROOM/DINING ROOM/KITCHEN: Two sets of 4 bi-folding doors leading out to the rear paved terrace, with blinds, large sky lantern above, windows to both sides. Matching tiled floor throughout with under floor heating. Inset ceiling lights. Brick inglenook style fireplace inset with wood burning stove, bressummer beam over. TV point. Space for dining table.

KITCHEN: Fitted with pale grey contemporary range of base and wall units with square edge woodblock worktop over, inset with single bowl, stainless steel sink unit. AEG combination oven with matching electric fan assisted oven below, cupboards above and below. Integrated waste/recycling unit, fridge & AEG dishwasher. Large matching island with matching woodblock worktop over, inset with AEG hob, a range of cupboards and incorporating a breakfast bar.

GUIDE PRICE £895,000



UTILITY ROOM: Double glazed window to side. Fitted with range of matching cupboards with wood effect worktop over, inset with single, stainless steel sink unit. Plumbing for washing machine, space for tumble dryer and further appliances. Inset ceiling lights. Loft hatch with ladder & light.

STUDY: Double glazed window to side.

BEDROOM ONE: Double glazed windows to the front with shutters. Wardrobe cupboard with extensive hanging rails and shelves. TV point. Door to:

EN-SUITE SHOWER ROOM: Double glazed window to side with shutters. Fitted with contemporary white suite comprising back to wall WC, semi integrated hand basin set into pale grey wood effect storage unit with laminate surround, double walk in shower cubicle with glass screen to side. Chrome ladder style dual towel rail (electric or via central heating). Tiled floor with under floor heating. Inset ceiling lights.

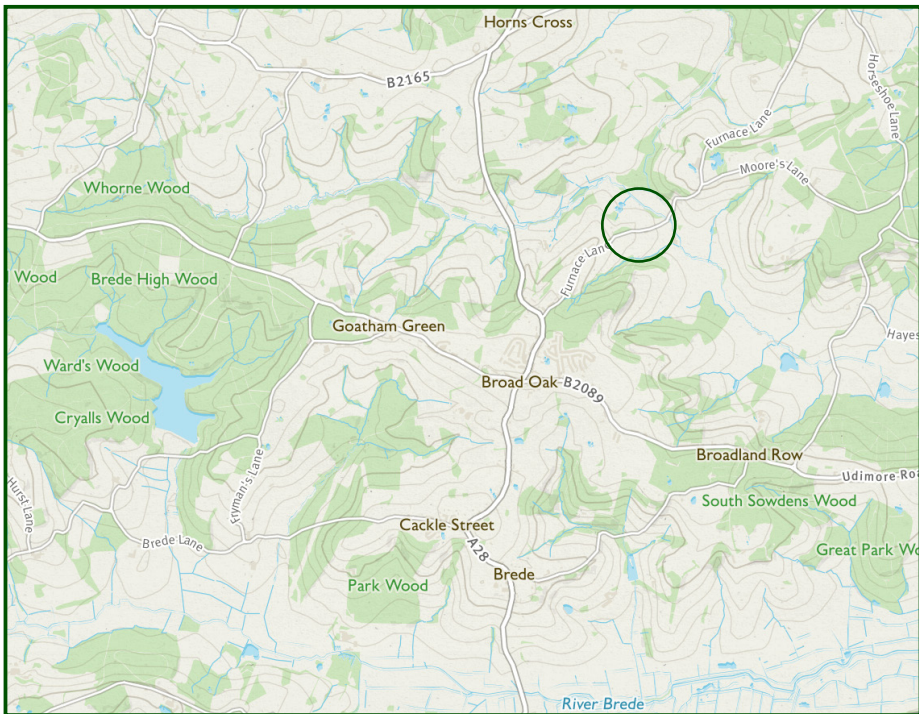
BEDROOM TWO: Double glazed window to the front with shutters. TV point.

BEDROOM THREE: Double glazed window to the side. Range of wardrobe cupboards with hanging rails, shelves and drawers. TV point.

BATH & SHOWER ROOM: Double glazed window to side with shutters. Fitted with contemporary white suite comprising WC and basin set into storage unit with triple mirror doored cabinet over, panelled bath in tiled surround with central taps & corner shower cubicle with glass sliding door. Inset ceiling lights. Chrome ladder style dual towel rail (electric or via central heating). Tiled floor with underfloor heating. Two built in cupboards.

OUTSIDE: The property is approached from the lane over a large gravelled driveway providing ample parking and turning with hedged boundaries to all sides. Gates to both sides give access to the rear. To the left hand side is gravelled courtyard with concealed bin store and detached brick built workshop, light and power connected, housing the Worcester oil fired boiler, to the right hand side are a timber garden store and ample log storage.

Cont.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

The large rear garden is fully enclosed and enjoys a substantial paved terrace for alfresco dining. The garden is mainly laid to lawn with mature planted beds and borders, a gated, fence leads to a further area of lawn, believed to measure in total approx. 0.5 acres (tbv).

SERVICES: Mains electricity, water & drainage are connected. Oil central heating.

FLOOR AREA: 155m² (1,668 ft²) Approx.

EPC RATING: 'D'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'E'

TENURE: Freehold

LOCALITY: Broad Oak village centre lies a short distance to the south offering a Mini-Market & PO store, Bakery, Butchers, Doctors surgery and recently renovated Gastro Pub. Further High Street shopping is available nearby at both Rye & Battle, with Hastings and Tenterden further distant.

TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling south on the A28, continue through Northiam and into Broad Oak. At the top of the hill turn left into Furnace Lane. Robinswood will be found on the left hand side.

What3Words (Location): /// affirming.informed.spilled

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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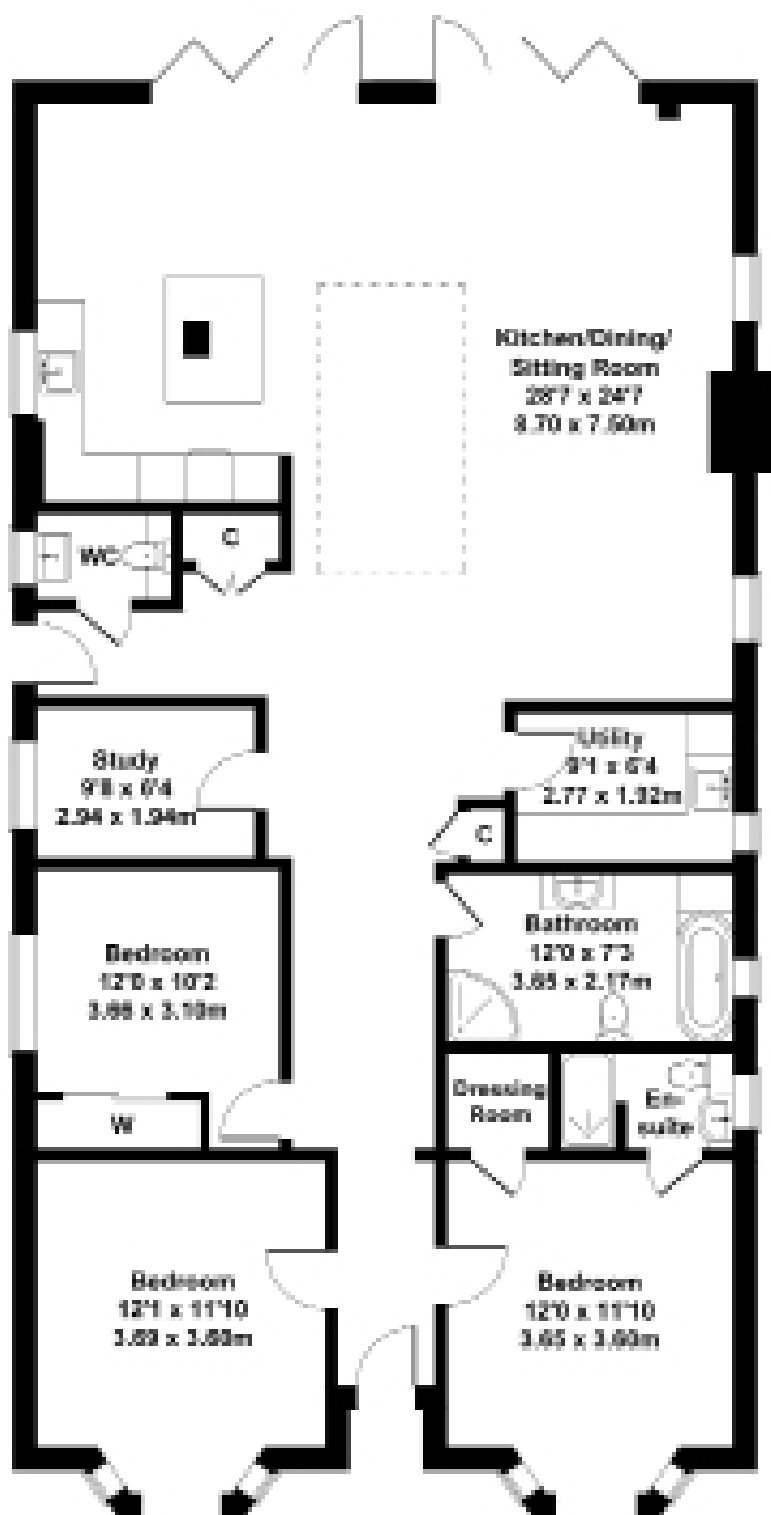
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
13-38	F		
-20	G		

Robins Wood

Approximate Gross Internal Area
1668 sq ft - 155 sq m



Not to Scale.
For Illustrative Purposes Only.

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