

**RUSH
WITT &
WILSON**



**Bourne Farmhouse, Bourne Lane, Robertsbridge, East Sussex TN32 5PT
£1,625,000**

This magnificent detached period farmhouse is situated on a rarely available quiet rural country lane, amidst tranquil, stunning landscaped garden extending to circa 1.3 acres. Conveniently located a short drive to Robertsbridge with a mainline station serving London Charing Cross and the coast.

The property is approached via a gated driveway to which you are immediately impressed by the properties grand exterior. The equally impressive interior comprises a spacious reception hall, triple aspect drawing room with an open fire, snug, cloakroom, boot room, utility room and an impressive 37ft bespoke crafted kitchen/dining room. To the first floor there is a large open landing used as a study, a dual aspect master suite with walk-in wardrobe and en-suite shower room, three further bedrooms one of which has a en-suite bathroom and a further family bathroom.

The property is nestled within beautifully landscaped private gardens that comprises of a sweeping lawn, a large sandstone terrace, Victorian style kitchen garden, a summerhouse/forge and a detached double garage.



The property is approached via a quiet country lane and is accessed via double wooden gates, leading onto a pea shingle driveway with exterior lighting that can be remote operated. A Yorkstone path leads to the covered entrance with further exterior lighting and a traditional solid wood front door into:-

Reception Hall

This welcoming entrance is flooded with light via French doors with aspect and access onto the rear sun terrace, tiled floor, cellar access, exposed beams, wall mounted lighting and stairs to the first floor.

Cloakroom

Fitted with a low level w.c, wash hand basin with hot and cold tap, ceiling lighting and obscured window to rear aspect.

Drawing Room

17'6 x 15'9 (5.33m x 4.80m)

This impressive room enjoys a triple aspect with views over the garden, exposed beams, open fireplace, wall lighting and two radiators

Snug

15'10 x 11'9 (4.83m x 3.58m)

Enjoying a dual aspect to the front and rear of the property, antique pammet tiled floor, feature fireplace, wall lighting and two radiators.

Kitchen/Dining Room

37'7 x 13'3 (11.46m x 4.04m)

Fitted with a oak bespoke crafted kitchen with base units, pantry cupboard and dresser unit with a granite work surface and matching upturns, integral larder fridge, integral dishwasher, large combination AGA which is oil fired to one side and with a electric side oven and hob to the other, ceramic sink with hot and cold taps, antique pammet tiled floor, triple aspect via windows to the front and the side and two sets of French doors, inset ceiling and wall lighting and ample space for a large family dining table.

Boot Room

With window to side aspect, antique pammet tiled floor, ceiling lighting, radiator, ample space for boots coats and for further fridge and freezer.

Utility Room

Fitted with matching wall and base mounted units with a work surface over, single bowl butler sink with hot and cold taps, space for washing machine and tumble dryer, base mounted oil fired boiler, antique pammet tiled floor and ceiling lighting.

Conservatory/Garden Room

Accessed via the kitchen/dining room with access onto the garden.

First Floor

Stairs leading up onto:-

Landing/Study Area

16'2 x 10'5 (4.93m x 3.18m)

This light and airy space enjoys a dual aspect to the front and rear of the property and is currently used as a study area, with ceiling lighting and radiator.

Master Bedroom

16'3 x 11'7 (4.95m x 3.53m)

Enjoying a dual aspect with lovely views over the garden, two radiators, walk-in wardrobe with hanging rails, shelving, window, radiator and lighting.

En-suite Shower Room

With low level w.c, vanity wash basin with mixer tap and storage beneath, shower cubicle with concealed fitments and rainfall shower head, inset ceiling lighting, tiled floor, exposed wall and ceiling timbers, window to side aspect and traditional radiator with incorporated towel rail.

Bedroom Three

13' x 12' (3.96m x 3.66m)

Window to front aspect, exposed beams, ceiling lighting and radiator.

Bedroom Four

8'5 x 9'1 (2.57m x 2.77m)

Dual aspect windows to the front and side, radiator, loft hatch access and ceiling lighting.

Bathroom

Fitted with a low level w.c, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, tiled floor, inset ceiling aspect and traditional radiator incorporating a towel rail.

Bedroom Two

13'4 x 12'5 (4.06m x 3.78m)

Windows to garden aspect, airing cupboard and radiator.

En-suite Bathroom

Appointed with a low level w.c, bespoke vanity wash unit with hot and cold tap and storage beneath, free standing claw footed bath with mixer tap and shower attachment, tiled floor, wall and ceiling lighting, window to side aspect and traditional radiator incorporating and towel rail.

Outside

The Forge/Summer House

19'1 x 9'7 (5.82m x 2.92m)

With power and lighting, double doors and covered seating area.

Double Garage

19'6 x 19'3 (5.94m x 5.87m)

With up and over garage door. Ample parking is available on the sweeping driveway.

Garden/Grounds

The beautifully landscaped garden wrap around the property which is privately enclosed by mature woodlands and a stream. There is a substantial sandstone terrace running adjacent to the property which is ideal for outdoor entertaining. Steps then lead up onto the sweeping lawn with a number of specimen shrubs, trees, wild flowers and even orchids. There are a number of thoughtfully positioned seating areas arranged to enjoy the garden and sun thought-out the day, an enclosed Victorian style kitchen garden with raised beds, greenhouse and water tap, a timber shed and the summer house/forge which also has a delightful seating area under the dapple shade of the trees.

The garden extends to approximately 1.3 acres and will be sure to delight any keen gardener.

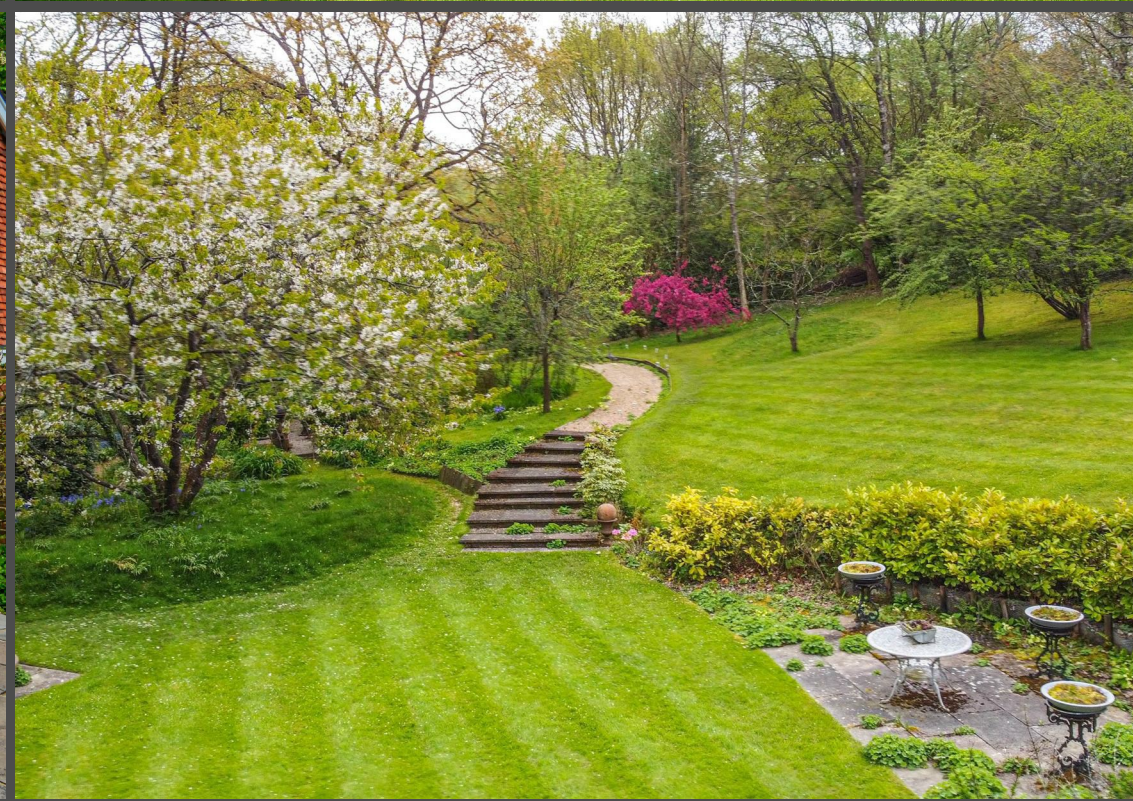
Agent Notes

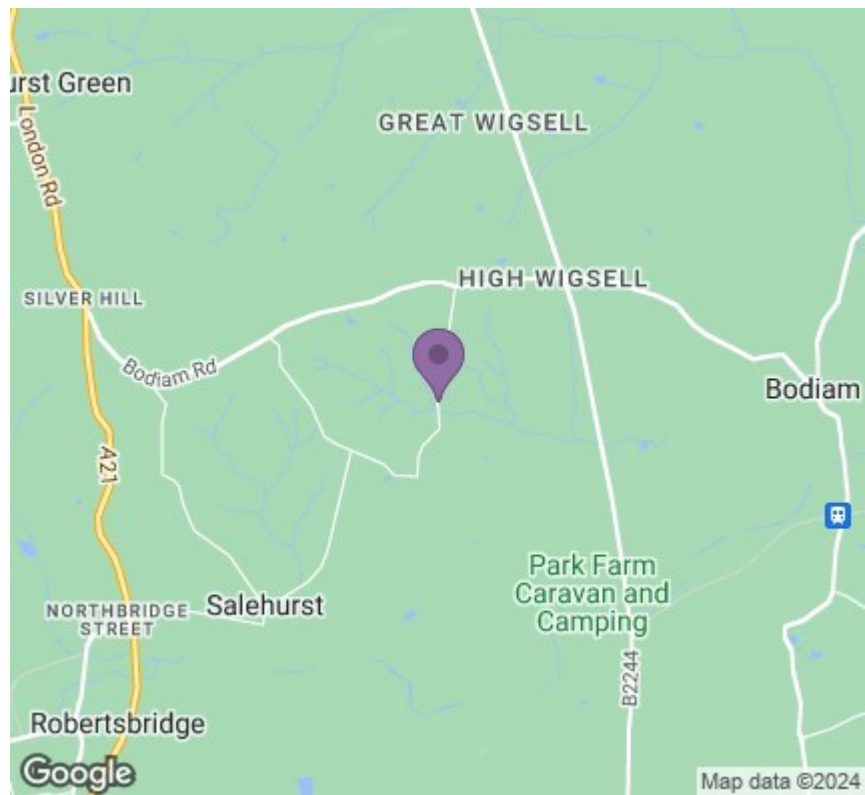
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council tax band G







Approx. Gross Internal Area:
 - House 2493 sq. ft / 231.6 sq. m
 - Garage 375 sq. ft / 34.8 sq. m
 - Outbuilding 182 sq. ft / 16.9 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and not responsible as taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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