

**RUSH
WITT &
WILSON**



**1 Beech Farm Cottages, Bugsell Lane, Robertsbridge, East Sussex TN32 5EN
£775,000**

Situated in an idyllic rural setting on a highly desirable and rarely available quiet country lane is this superb extended period cottage dating from 1910, set within 0.86 acres comprising of formal gardens and a paddock, surrounded by open countryside.

The versatile accommodation is beautifully presented with a charming country cottage feel that is flooded with light and enjoying rural views. The property has been considerably improved by the present owners and comprises a triple aspect sitting room with a wood burning stove, a dining room, a well appointed kitchen/breakfast/family room, utility space and cloakroom. To the first floor there are three bedrooms with an en-suite shower room to the master and a family bathroom. The fourth double bedroom occupies the second floor.

Outside there are stunning formal well stocked gardens with an English Heritage gazebo and access onto the adjoining paddock which benefits from separate access on the lane.

In addition there is ample off street gated parking and an English Heritage double garage with a room above that could make a home office.

Whilst the property is ideal for anyone looking for a truly peaceful setting, its also conveniently not far from the village center with local shops, public houses, secondary and primary schools and a mainline station serving London Charing Cross. A footpath reduces the time to the station to approximately 10 minutes.



The property is approached via a long single track country lane leading to a wooden five bar gate leading into the parking area. A brick paved pathway leads from both the parking and the pedestrian picket gate through the manicured front garden leading to a wooden and glazed front door.

Dining Room

12'6 x 16'8 including the stairs (3.81m x 5.08m including the stairs)

With wooden flooring, double glazed window to front aspect, fireplace with woodburning stove with brick hearth and wooden surround and mantle, alcoved base storage and open shelving, wall lighting, stairs to first floor and under stairs cupboard.

Sitting Room

13' x 17'4 (3.96m x 5.28m)

Enjoying a triple aspect and flooded with light via double glazed windows and a set of double glazed French doors with stunning views over the gardens and access onto the rear patio. With stripped floorboards, one radiators, inset ceiling lighting and fireplace housing a wood burning stove on a brick hearth with a wooden surround and mantle.

Kitchen/Breakfast/Family Room

16'9 x 18'4 reducing to 8'2 (5.11m x 5.59m reducing to 2.49m)

This stunning room is fitted with a wooden country cottage style kitchen and has ample space for a breakfast table and a seating area, creating a sociable family space.

The kitchen comprises comprehensive base units and drawers with a wooden work surface over and a 1 1/2 bowl ceramic sink with drainer and mixer tap, integral eye level oven and grill, microwave, fridge, freezer, dishwasher, wine cooler and a five ring gas hob with attractive tiled surround, wooden flooring, two contemporary radiators, ceiling lighting, double glazed windows to rear aspect and a wooden and glaze door with rear garden access.

Utility Area

5'7 x 2'6 (1.70m x 0.76m)

With space for washing machine and tumble dryer, ceiling lighting and open pantry style shelving.

Cloakroom

6'4 x 2'6 (1.93m x 0.76m)

Fitted with a low level w.c, butler sink with pull out mixer tap and storage beneath, decorative tiled floor, inset ceiling lighting, radiator and window to rear aspect.

First Floor

Stairs leading up from the dining room.

Landing

With wall lighting, double glazed window to side garden aspect and airing cupboard.

Bedroom One

12'9 x 13'7 to the maximum (3.89m x 4.14m to the maximum)

Enjoying a dual aspect via double glazed windows with superb rural views, inset ceiling lighting, radiator and built-in wardrobes.

En-suite shower Room

7'6 x 8'1 (2.29m x 2.46m)

Fitted with a low level w.c, vanity wash hand basin with mixer tap and storage beneath, shower cubicle with concealed fittings, rainfall shower head and hand held attachment, tiled floor, part tiled walls, heated towel rail, inset ceiling lighting and double glazed window to rear aspect.

Bedroom Two

11' x 11' (3.35m x 3.35m)

With double glazed window to front aspect enjoying stunning rural views, ceiling lighting, radiator and feature cast iron fireplace.

Bedroom Four

10'10 x 10'1 to the maximum (3.30m x 3.07m to the maximum)

With double glazed window to rear aspect, ceiling lighting, radiator and feature cast iron fireplace.

Bathroom

7' x 6'8 (2.13m x 2.03m)

Fitted with a low level w.c, panelled bath with mixer tap and shower attachment, wash hand basin with hot and cold taps, attractive painted tongue and groove panelling, inset ceiling lighting, radiator with heated towel rail and window to rear aspect.

Second Floor

Wooden latch door and stairs leading up into:-

Bedroom Three

15'4 x 11'7 (4.67m x 3.53m)

Within the eaves with eaves storage and eaves wardrobe space, ceiling lighting, radiator and double glazed window to garden aspect.

Outside

English Heritage Double Garage

Oak framed and comprising a carport and garage with barn style doors. There is a room above that has power and lighting and could provide a home office.

Parking

There is ample parking in front of the garage on a pea shingle driveway with gated five bar access.

Front Garden

The front garden is enclosed with a picket fence and hedgerow with a low level box hedge, manicured lawn and mature shrubs. Steps then lead up on to the side/rear garden.

Garden

The beautiful gardens are mainly laid to lawn with mature shrub and flower planted beds. Steps then raise up to a further lawned area with an English Heritage gazebo situated to take in the neighbouring countryside views. There is a timber shed and workshop backing onto the garage. Adjacent to the rear of the property is a private brick paved seating area with exterior lighting, ideal for outdoor entertaining accessed by both the sitting room and kitchen.

The formal gardens then open onto a paddock with a combination of post and rail fencing and hedgerow, that has separate gated access of the lane. In total the paddock and gardens measure approximately 0.86 acres.

Agents 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.

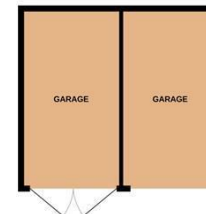
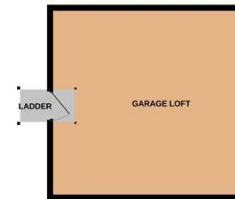
Council Tax Band E







DETACHED GARAGE
110 sq ft (10.2 sq m) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

TOTAL FLOOR AREA : 2271 sq.ft. (211.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Residential Estate Agents
Lettings & Property Management



88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk