

**RUSH
WITT &
WILSON**



**Church Farm Cottage Church Lane, Robertsbridge, TN32 5PJ
£525,000**

Rush, Witt & Wilson are delighted to present to the market this beautiful Grade II Listed semi-detached cottage in the peaceful hamlet of Salehurst.

Situated opposite Salehurst Church and moments away from the local Salehurst Halt country pub, this secluded lane location offers great access to Robertsbridge with its mainline station to London Charing Cross, primary and secondary schools and the A21 in a rural setting.

In need of some modernisation, the accommodation comprises on the ground floor, entrance hallway, downstairs WC, dining room, kitchen, utility room and drawing room. To the first floor, there are three well appointed bedrooms and a family bathroom.

Externally, the property benefits from off road parking for multiple vehicles and a garage. The rear garden comprises two separate areas, one of which is hard paved with a further area of lawn with raised flowerbeds, a shed and a greenhouse. To the front of an area of lawn with mature shrubs.

To arrange to view this beautiful character home, please contact our Battle office on 01424 774440.



Entrance Hall

Wooden flooring, storage cupboard. Access to dining room.
Access to:

Downstairs WC

6'08 x 4'9 (2.03m x 1.45m)

Continuation of wooden flooring, low level WC, frosted double glazed window to rear, basin with storage under, radiator.

Dining Room

14'51 x 9'59 (4.27m x 2.74m)

Carpet as laid, double glazed window to front with views across the Churchyard, exposed beams, radiator, access to living room. Door to:

Kitchen

8'98 x 8 (2.44m x 2.44m)

Tiled flooring, range of matching wall and base units, built-in farmhouse style sink with side drainer, built-in electric hob, built-in double oven, tiled splashback, double glazed window to rear overlooking the garden, space and plumbing for dishwasher. Steps lead to:

Utility Room

11'61 x 6'96 (3.35m x 1.83m)

Tiled flooring, double glazed door to rear leading to the garden, worktop with space and plumbing for washing machine below, several storage cupboards, serving hatch to drawing room, radiator.

Drawing Room

17'58 x 14'94 (5.18m x 4.27m)

Parquet flooring, double glazed window to front with views over the Churchyard, exposed beams, feature Inglenook fireplace, radiator. Carpeted stairs rising to:

First Floor

First Floor Landing

Carpet as laid, loft hatch, overstairs storage cupboard, radiator. Doors off to the following:

Bedroom One

18'52 x 11'6 (5.49m x 3.51m)

Carpet as laid, wash hand basin with storage below, double glazed windows to the front with Churchyard views, two radiators, storage cupboards with hanging rails.

Bedroom Two

10'87 x 9'24 (3.05m x 2.74m)

Carpet as laid, double glazed window to rear overlooking the rear garden, fitted storage cupboard, radiator.

Bedroom Three

12'10 x 9'59 (3.91m x 2.74m)

Carpet as laid, double glazed window to front with Churchyard views.

Family Bathroom

7'9 x 6'91 (2.36m x 1.83m)

Tiled flooring, bath with shower spray attachment, frosted double glazed window to rear, low level WC, wash hand basin with storage below, heated towel rail.

Detached Garage

17'77 x 10'06 (5.18m x 3.20m)

With up & over door, light and power, window to side and rear.

Off Road Parking

A gravel driveway provides off road parking for multiple vehicles in front of the garage.

Front Garden

An area of lawn surrounded by a range of flowerbeds with mature shrubs and trees. Hedge to the roadside.

Rear Garden

Split into two sections. One section is paved with raised flowerbeds. Further section of garden laid to lawn, raised flowerbeds, range of mature shrubs and trees. Housing a greenhouse and a large shed.

Agents Note

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 C



GROUND FLOOR
770 sq.ft. (71.6 sq.m.) approx.



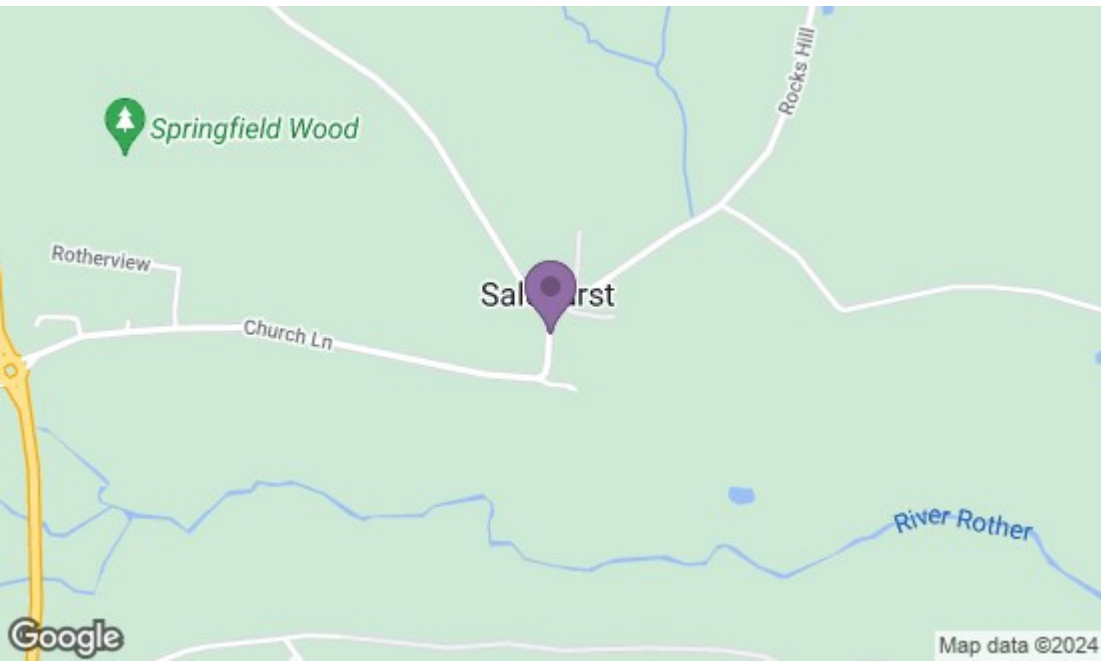
1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.7 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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