

**RUSH  
WITT &  
WILSON**



**May Cottage, Castle Hill, Robertsbridge, TN32 5UA  
Offers In Excess Of £520,000**

Situated in the heart of this charming picturesque village just up from the village Green and backing onto the National Trust owned ground of Bodiam Castle is this detached family home. The spacious and versatile accommodation comprises a large welcoming entrance hall, cloakroom, kitchen/dining room, utility room, stunning sitting room with a vaulted ceiling flooded with light and with views over the garden and a further reception room/playroom/or fifth bedroom. To the first floor there are four further bedrooms, a bathroom and en-suite bathroom. Outside there is off street parking and a long rear garden extending to approximately 150ft with direct access into the National Trust grounds, ideal for walks. Located within walking distance of the village public house, tearooms at the Castle, the village primary school and the Kent and East Sussex stream railway. This property offering a quintessential village lifestyle with an abundance of fantastic rural walks, yet only a short drive to Hawkhurst with supermarkets and the mainline stations at Robertsbridge and Etchingham.

Available chain free



The property is located in just up from the village Green and has a block paved driveway and flagstone path leading to:-

### **Covered Entrance**

With a pitched tiled roof and wooden and glazed door leading into:-

### **Entrance Hall**

25'10 x 6'9 (7.87m x 2.06m)

This spacious and welcoming entrance has double glazed windows to side aspect, two radiators, inset ceiling lighting, an under stairs storage cupboard and stairs to the first floor.

### **Cloakroom**

With a low level w.c, wash hand basin with hot and cold taps, inset ceiling lighting and chrome heated towel rail. ( this is a partially spacious cloakroom and has the scope to be

### **Reception Room/Bedroom/Playroom/Dining Room**

9'8 x 15'2 (2.95m x 4.62m)

This versatile space could be an addition reception room, playroom or even a ground floor bedroom with the added proximity of the cloakroom. It has a double glazed window to front aspect, ceiling lighting, radiator and a walk-in storage cupboard with lighting.

### **Kitchen/Dining Room**

16' x 10'5 (4.88m x 3.18m)

Flooded with lighting and enjoying a dual aspect via double glazed windows to either side and with an aspect into the Sitting Room via French doors. Fitted with a matching range of wall and base mounted units with a complementing work surface over and 1 1/2 bowl stainless steel sink with drainer and mixer tap, integral oven with cooker hood over, integral dishwasher and space for fridge/freezer, inset ceiling lighting and radiator.

### **Utility Room**

9'8 x 5'10 (2.95m x 1.78m)

Fitted with a matching range of wall and base mounted units with a work surface over, space for washing machine and tumble dryer, base mounted oil fired boiler, inset ceiling lighting and wooden glazed door with rear garden access.

### **Sitting Room**

16'2 x 12'5 (4.93m x 3.78m)

This stunning room with flooded with light with a vaulted ceiling with two Velux windows and two further double glazed windows and double doors leading onto the rear garden with pleasant views down the garden, ideal for extending the entertaining space out onto the decked seating area. With two radiators and wall mounted lighting.

### **First Floor**

Fully carpeted stairs lead up to:-

### **Landing**

With double glazed window to side aspect, ceiling lighting and radiator.

### **Bedroom One**

13'5 x 9'7 (4.09m x 2.92m)

With double glazed window to front aspect, radiator, ceiling lighting and door into:-

### **En-suite**

5'10 x 10'3 to the max reducing to 6'2 (1.78m x 3.12m to the max reducing to 1.88m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with hot and cold taps, large shower cubicle, part tiled walls, extractor, chrome heated towel rail and ceiling lighting.

### **Bedroom Two**

11'9 x 7' (3.58m x 2.13m)

Double glazed window to front aspect, ceiling lighting and radiator.

### **Bathroom**

6'5 x 6'7 (1.96m x 2.01m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps and panelled bath with mixer tap and shower attachment, part tiled walls, heated towel rail, inset ceiling lighting, extractor, loft hatch access and double glazed to rear garden aspect.

### **Bedroom Three**

10'10 x 9'7 (3.30m x 2.92m)

With a semi vaulted ceiling and Velux window and further double glazed window, wall mounted lighting and radiator.

### **Study/Bedroom Four**

10'8 x 5'8 (3.25m x 1.73m)

With semi-vaulted ceiling, wall mounted lighting, radiator and Velux window.

### **Outside**

### **Parking**

Block paved parking to the front with side access leading to the rear garden.

### **Rear Garden**

The delightful rear garden extends to approximately 150ft and is enclosed with fencing and hedgerow and principally laid to lawn with some mature trees and an enclosed decked seating area adjacent to the rear of the property. with a timber shed, side access from the front of the property and gated access into the National Trust grounds of Bodiam Castle.

### **Agents Notes**

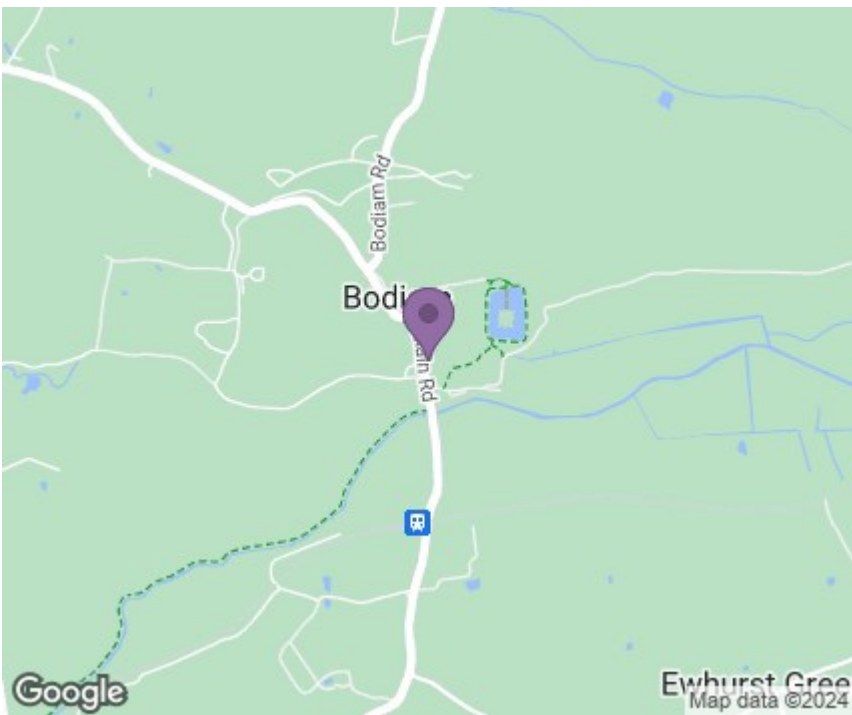
None of the services or appliances mentioned in these sale particulars have been tested.

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 F







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>70</b>	<b>81</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

GROSS INTERNAL AREA  
 TOTAL: 137 m<sup>2</sup>/1,477 sq ft  
 FLOOR 1: 79 m<sup>2</sup>/850 sq ft, FLOOR 2: 58 m<sup>2</sup>/627 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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