

**RUSH
WITT &
WILSON**



**Hollow Wall Oast Rock Hill, Robertsbridge, East Sussex TN32 5RL
Offers In Excess Of £950,000**

Rush Witt & Wilson welcome to the market this charming double roundel oast house located in the picturesque village of Staplecross, Robertsbridge. This delightful property sits within 2.6 acres of paddock, formal gardens and mixed woodland, perfect for enjoying the quintessential English countryside with the paddock to the rear including gated side access.

Internally the property benefits from generous room sizes throughout, with some of the living and bedroom space formed from the oast roundels. It has also benefitted recently from having recent updating works to the kitchen and landscaping of the gardens.

Situated in an area known for its popular local schooling, this home is perfect for families looking to settle down in a welcoming community. With nearby mainline stations in Robertsbridge and Battle, commuting to work or exploring the surrounding areas couldn't be more convenient.

Don't miss out on the opportunity to own this beautiful oast house with its spacious garden and fantastic location. Book a viewing today and envision the endless possibilities this property has to offer!



The property is approached via a gravel driveway which leads to a composite front door opening into:

Entrance Hallway

Tiled flooring, radiator, under stairs storage cupboard and doors off to the following:

Downstairs w/c

Opaque double glazed window to the rear aspect, low level w/c, wash hand basin, radiator and continuation of the tiled flooring.

Living Room

Large triple aspect room with double glazed windows to the front, side and rear, two radiators, engineered Oak flooring, large traditional exposed brick fireplace with inset woodburning stove.

Dining Room

Dual aspect double glazed windows to both side and front, radiator and continuation of the tiled flooring.

Doorway leading through into:

Kitchen

An impressive room which has recently been updated, dual aspect double glazed windows to the side and rear, with underfloor heating. The fitted kitchen consists of a range of matching wall and base mounted units with worksurfaces over, space and plumbing for an American style fridge freezer, integrated dishwasher, space for range style cooker with extractor over.

Central island which incorporates a wine rack.

Utility Room

Range of storage cupboards with worksurfaces over, space and plumbing for white goods, shelving and cupboard space, stainless inset sink with side drainer.

Door leading out to the rear garden.

First Floor

First floor landing with double glazed windows to the front aspect, laid to carpet, airing cupboard, radiator and loft hatch access.

Doors off to the following:

Master Suite

Door leading through into:

En-Suite Shower Room

Two double glazed windows to the rear aspect, part tiled walls, tiled flooring with underfloor heating, heated towel rail, low level w/c, vanity unit with inset wash basin and mixer tap, heated mirror with storage inside, shower cubicle with thermostatic shower controls and rainfall showerhead.

Door leading through too:

Bedroom One

Large bedroom positioned in one of the roundels, with double glazed window to the rear aspect overlooking the garden, radiator, roundel loft hatch access,

Bedroom Two

Triple aspect double glazed windows to front side and rear, radiator, large built in wardrobes and storage and laid to carpet.

Bedroom Three

Double glazed window to the front aspect, radiator, loft hatch access and laid to carpet.

Bedroom Four

Double glazed window to the front aspect, radiator and laid to carpet.

Family Bathroom

Double glazed opaque window to the rear aspect, low level wc, bidet with mixer tap, his and hers vanity unit with inset double wash basin, electric illuminating mirror, tiled flooring, heated towel rail, panel enclosed bath with shower attachment over and a tiled splashback.

Outside

Parking

A large area of off road parking which is accessed via a five bar gate and provides off road parking for several vehicles.

Gardens

The gardens are a particular feature of this property, having been recently landscaped, providing a number of areas of patio to enjoy outdoor entertaining and eating. There is steps to a further area of lawned garden and patio, which previously housed a stable block for the adjoining paddock with lapsed planning permission to re construct. The paddock and gardens extend to approximately 2.6 acres (TBV).

There is a five bar gate to the side of the plot provides vehicular access to the rear garage/outbuilding.

Garage & Adjoining Studio

14 x 8'11 (4.27m x 2.72m)

The outbuilding consists of two parts, a garage area which extends too approximately 15'3 x 8'11 and has timber double doors, light and power.

The second part is arranged to a studio or home office space. This room has a window overlooking the rear garden and would be considered a fantastic place to setup office, with a pleasant outlook over the garden away from the house. Naturally it has a multitude of uses and is currently used as a gym/storage.

Property Information

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



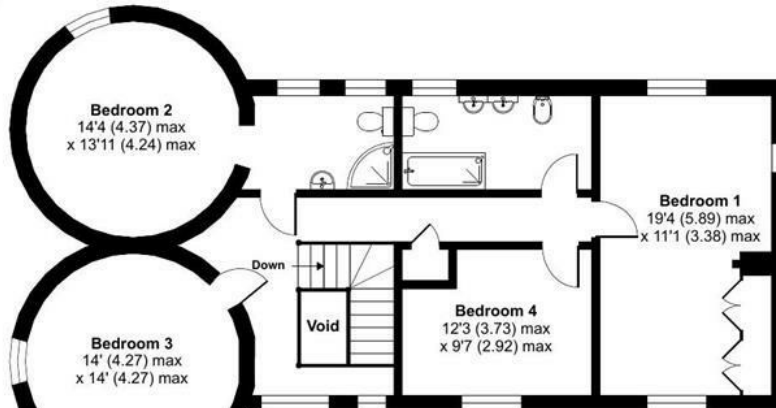
Rock Hill, Staplecross, Robertsbridge, TN32

Approximate Area = 1942 sq ft / 180.4 sq m

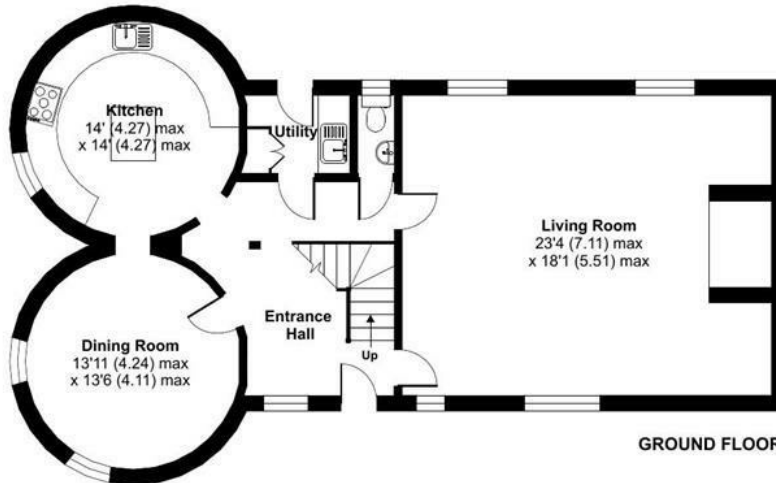
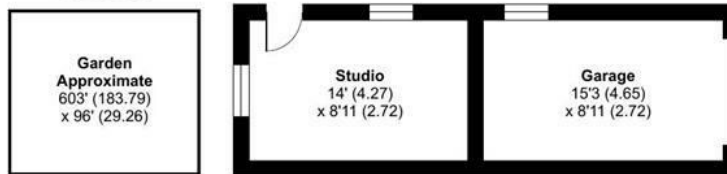
Garage / Studio = 273 sq ft / 25.3 sq m

Total = 2215 sq ft / 205.7 sq m

For identification only - Not to scale



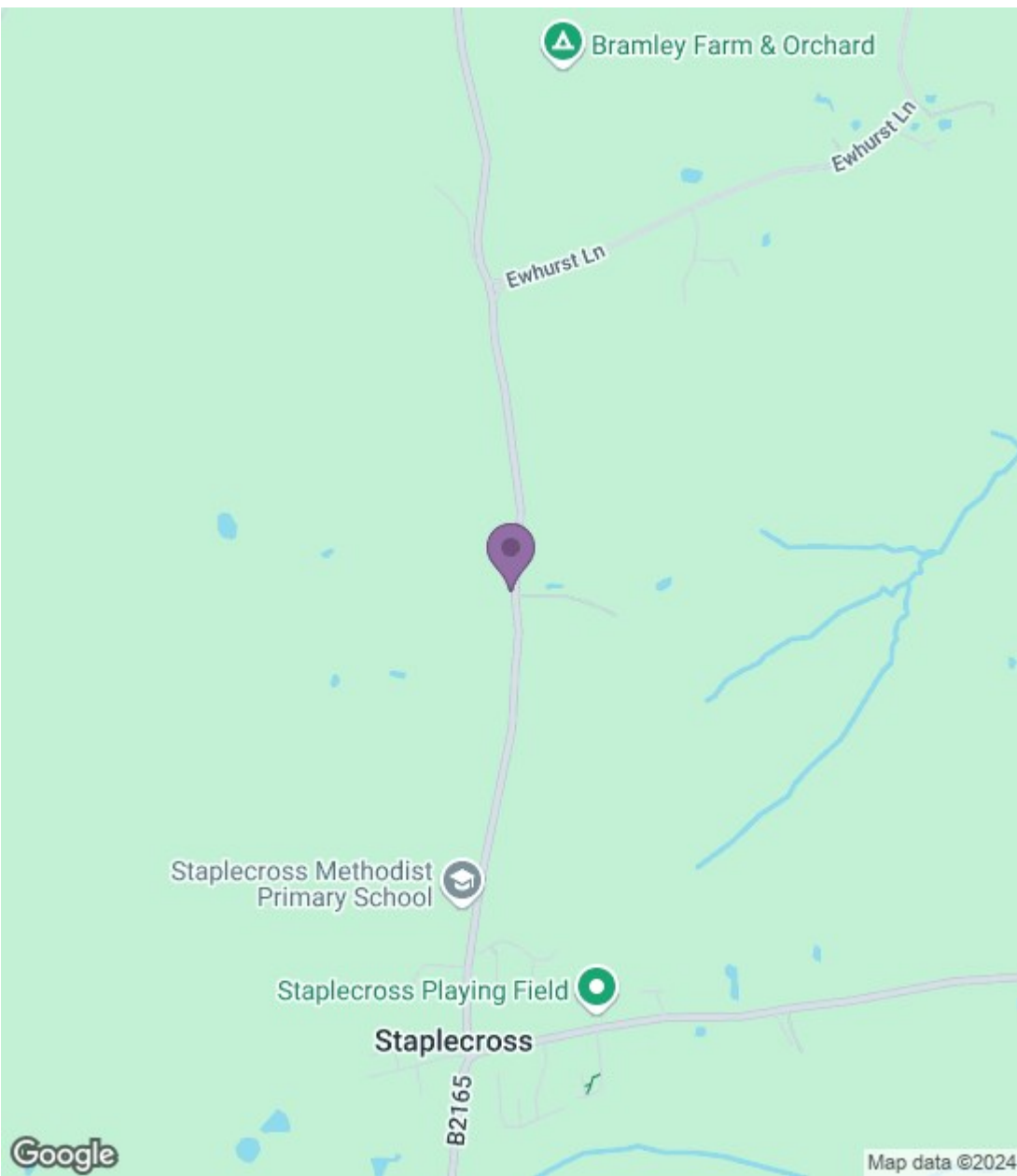
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Langford Russell. REF: 1014761



| 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 | | | |
| 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 | |

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