

**RUSH
WITT &
WILSON**



**1A Rother View, Robertsbridge, East Sussex TN32 5PF
£499,950**

This detached house offers a delightful blend of space and comfort. Boasting three reception rooms, three double bedrooms, a family bathroom, ground floor wet room, separate shower and utility room; providing ample room for a growing family.

The outstanding kitchen/breakfast room is a highlight with a semi vaulted ceiling and dual aspect, perfect for preparing meals and enjoying family time together.

One of the property's standout features is its deceptively spacious layout, offering well-proportioned rooms that cater to various needs. The lovely sunny rear garden is an ideal spot for relaxation and outdoor activities, adding a touch of tranquility to the home.

Situated with views towards the picturesque Rother valley at the rear, this residence presents a serene and scenic environment. Its exceptional presentation and family-friendly accommodation make it a welcoming space for all.

Conveniently located near two schools, the High Street, and the mainline station serving London Charing Cross, this property offers easy access to essential amenities and transportation links. Whether you're looking for a peaceful retreat or a comfortable family home, this detached house in Robertsbridge is sure to impress.



The property is approached via a wooden gate leading through the arched hedge. The pathway then leads down through the garden to a:-

Covered Entrance

Oak framed entrance with exterior lighting and uPvc glazed door leading into:-

Entrance Hall

29'5 x 5'9 (8.97m x 1.75m)

This spacious and welcoming hall has ample space and is fitted with two cupboards one for storage the other also house the wall mounted gas fired boiler, inset ceiling lighting, two radiators and stairs to the first floor.

Kitchen/Breakfast Room

16'9 x 17'5 to the max (5.11m x 5.31m to the max)

This beautiful and well appointed kitchen is flooded with light enjoying a dual aspect with double glazed windows to the front and rear, a set of double glazed double doors with garden access and a Velux in the semi-vaulted ceiling. The kitchen is fitted with an extensive range of wall and base mounted units with a complementing work surface over, 1/2 bowl sink with drainer and mixer tap, integral eye level oven and grill, gas hob with cooker hood over, space for dishwasher, space for American style fridge/freezer, ample space for dining table, inset ceiling lighting and radiator.

Sitting Room

12' x 17' (3.66m x 5.18m)

Enjoying a pleasant outlook over the rear garden with a double glazed window and via the opening into the conservatory. inset wood burning stove, wall mounted lighting and radiator.

Conservatory

8'5 x 11'9 (2.57m x 3.58m)

With lovely views over the garden and with access onto the elevated sun terrace via double doors, delightful views over the garden and across to the Rother Valley. ceiling lighting and radiator.

Study/Occasional Bedroom

7'4 x 7'8 (2.24m x 2.34m)

With double glazed window to front aspect, wall and inset ceiling lighting, radiator, semi-vaulted ceiling with Velux window flooding the room with natural light.

Wet Room

6'5 x 4'2 (1.96m x 1.27m)

Well appointed and comprising a concealed low level w.c, vanity wash hand basin with mixer tap, tiled floor and part walls, shower with fixed rainfall shower head and hand held shower head, chrome heated towel rail, inset ceiling lighting and semi vaulted ceiling with Velux window.

Utility Area

11'2 x 5'2 (3.40m x 1.57m)

Fitted with wall and base mounted units with a full height cupboard, 1 1/2 bowl sink with drainer and mixer tap, space for washing and tumble dryer, double glazed window with aspect over the rear garden, double glazed obscured door with side access and inset lighting.

First Floor

Landing

Double glazed window to front aspect, ceiling lighting, cupboard and loft hatch access with pull down ladder

Shower

Leading off the landing and directly into the shower with lighting and extractor.

Bedroom One

15' x 8'9 (4.57m x 2.67m)

With double glazed windows to rear and side aspect with views over the garden and out towards the Rother Valley, ceiling lighting, radiator and built-in wardrobe.

Bedroom Two

12' x 11' into the wardrobes (3.66m x 3.35m into the wardrobes)

With double glazed windows to rear aspect with views over the garden and out towards the Rother Valley, extensive range of built-in wardrobes, ceiling lighting and radiator.

Bedroom Three

8'9 x 12'1 (2.67m x 3.68m)

With double glazed windows to rear aspect with views over the garden and out towards the Rother Valley, ceiling lighting, radiator and built-in wardrobe.

Bathroom

5'9 x 8'6 to the max forming an 'l'shape (1.75m x 2.59m to the max forming an 'l'shape)

Fitted with a low level w.c, wash hand basin with mixer tap, bath with mixer tap and shower attachment, part tiled walls, double glazed obscured window to side aspect, heated towel rail and ceiling lighting.

Outside

Front Garden

The pretty well maintained front garden is privately enclosed by a manicured hedgerow and is neatly laid to lawn with flower and shrub borders and gated side access. There is a five bar gate leading onto the road which (subject to the necessary consents) could be used to create off street parking.

Rear Garden

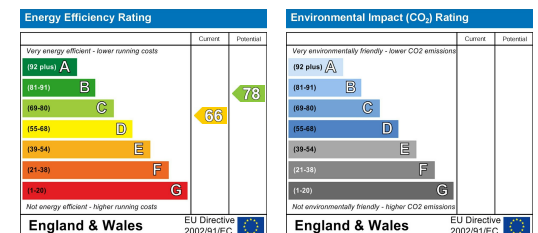
The delightful rear garden enjoys a southerly aspect and is enclosed with a combination of fencing and hedgerow. With an elevated paved sun terrace seating area adjacent to the rear of the property accessed via the conservatory and kitchen,, making an ideal area to entertaining and enjoy the views towards the Rother Valley. Steps lead down onto a predominately lawned garden with further flower and shrub beds. There is a timber shed and lovely studio, log store, outside lighting, water tap and side gate.

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 D

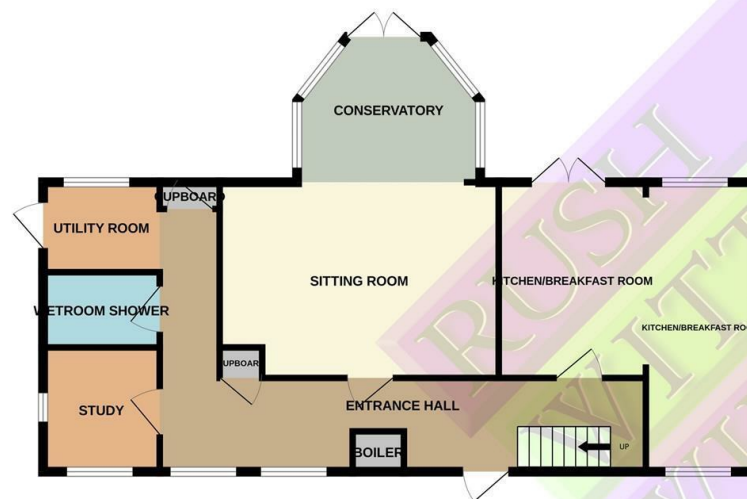








GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1337 sq.ft. (124.2 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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