

**RUSH  
WITT &  
WILSON**



**37 High Street, Robertsbridge, East Sussex TN32 5AQ  
£625,000**

**Situated in the heart of High Street is this deceptively spacious and generously proportioned property, a true gem waiting to be discovered. This Grade II listed period property exudes charm and character at every turn.**

**Boasting three reception rooms, including a cosy sitting room with an inviting open fire, a double reception with a central fireplace, and a playroom, this home offers ample space for entertaining guests or simply relaxing with your loved ones.**

**With five bedrooms and two bathrooms, including a bespoke small bone kitchen/breakfast room, this property seamlessly blends historic charm with modern convenience. Along with a cloakroom, utility room and the attic room provides additional space for your hobbies or storage needs.**

**Steeped in history, this property was once the village pharmacy, adding to its unique appeal. The part walled garden offers a private oasis in the midst of the bustling High Street.**

**Conveniently located close to two schools and the mainline station serving London Charing Cross, this home offers not just a place to live, but a lifestyle. Don't miss the opportunity to own a piece of history in this enchanting property.**



The property is centrally located on the High Street within this bustling rural village. Stepping down to the wooden front door with a covered entrance leading into:-

### **Entrance Hall**

With ample space for coats and boot, exposed ceiling timbers, ceiling lighting, radiator, built-in cupboard, stairs to first floor and door into:-

### **Sitting Room**

11'3 x 11'8 (3.43m x 3.56m)

Traditional lead glazed window to front aspect, exposed ceiling timbers, brick fireplace with open working fire, built-in alcove storage, under stairs cupboard, feature curved wall, wall mounted lighting and radiator.

Step down from entrance hall into:-

### **Kitchen/Dining Room**

17'3 x 17'9 to the max forming an irregular shape (5.26m x 5.41m to the max forming an irregular shap)

Fitted with a comprehensive range of wooden cottage style wall and base mounted units with glass display cabinets, open shelving and plate rack, tiled works surface, tiled surround, 1 1/2 bowl ceramic sink with drainer and mixer tap, space for dishwasher, oven, integral fridge and freezer, herringbone block paved flooring, decommissioned oil fired AGA, electric heater, wealth of exposed ceiling timbers, window with aspect over the rear garden and door with garden access and space for breakfast table.

Wooden and glazed door leading into:-

### **Inner Hall**

7'2 x 5'8 (2.18m x 1.73m)

Inset ceiling lighting and opening directly into the family room and with a step down into the playroom.

### **Family/Dining/Drawing Room**

21' x 14'5 (6.40m x 4.39m)

This stunning family room provides ample space for seating and dining with windows to front aspect and two doors that relate to the properties former use as a pharmacy.

With an exposed brick central fireplace ( we have been advised this has been swept, but never used by the present owners), exposed ceiling timbers, two radiators and ceiling lighting.

### **Play Room**

18'8 x 14'7 to the max reducing to 10'5 (5.69m x 4.45m to the max reducing to 3.18m)

With a high level window to garden aspect, small opening with aspect to family room, stairs to first floor, radiator

### **Cloakroom/Wet Room**

Fitted with a low level w.c, tiled floor with drain in so can be used as a wet room with a shower with body jets and wash hand basin with hot and cold taps, extractor and ceiling lighting.

### **Utility Room**

11'11 x 10'4 (3.63m x 3.15m)

With space for tumble dryer, washing machine and fridge/freezer, door with garden access, high level window, wall and base units with a wood effect work surface over, butler sink, quarry tiled floor, ceiling lighting and radiator.

### **First Floor**

The property has two staircases one leading of the entrance hall and the other from the playroom.

### **Landing**

With exposed timbers, ceiling lighting and built-in cupboard/wardrobe, door with stairs to attic and further stairs at the far end returning down to the entrance hall.

### **Bedroom One**

15'7 x 12'4 (4.75m x 3.76m)

With windows to rear aspect, with delightful views over the garden, ceiling lighting, radiator, fitted wardrobes with sliding doors and door into:-

### **En-suite**

9'2 x 4'4 (2.79m x 1.32m)

'Jack and Jill' style with a return door to the landing. Fitted with a low level w.c, seated compact bath with shower over, wash hand basin with mixer tap, window to rear aspect, ceiling lighting, radiator, tiled walls, and airing cupboard

### **Bathroom**

7'6 x 6' (2.29m x 1.83m)

Fitted with a low level w.c, wash hand basin with mixer tap, bath with hot and cold taps and shower over, part tiled walls, semi-vaulted ceiling with Velux window, ceiling lighting, extractor, heated towel rail.

### **Bedroom Three**

8'8 x 14'7 to the max reducing to 12'2 (2.64m x 4.45m to the max reducing to 3.71m)

With some restricted head height, exposed timbers, lead glazed window to front aspect, built-in wardrobe, built-in raised bed and desk and ceiling lighting.

### **Bedroom Five/Study**

7'6 x 9'8 (2.29m x 2.95m)

Lead glazed window to front aspect, exposed timbers, radiator and wall mounted lighting.

### **Bedroom Two**

11'3 x 11'4 (3.43m x 3.45m)

Lead glazed window to front aspect, exposed timbers, exposed feature fireplace and hearth, inset and wall mounted lighting and radiator.

### **Bedroom Four**

10'4 x 9'6 (3.15m x 2.90m)

Wooden lead glazed window to front aspect, exposed ceiling and wall timbers, exposed brick fireplace, wall mounted lighting, built-in wardrobe and radiator.

### **Second Floor**

#### **Attic Room**

20'2 x 9'1 (6.15m x 2.77m)

Within the eaves and incorporating the chimney stack, lighting, skylight window and access to further attic loft storage space.

### **Outside**

#### **Rear Garden**

The delightful rear garden is part walled and fence enclosed with a seating area adjacent to the rear of the property with well stocked flower and shrub borders. Leading down the a lawned garden with a timber shed and outhouse housing the wall mounted gas fired boiler.

#### **Agents Notes**

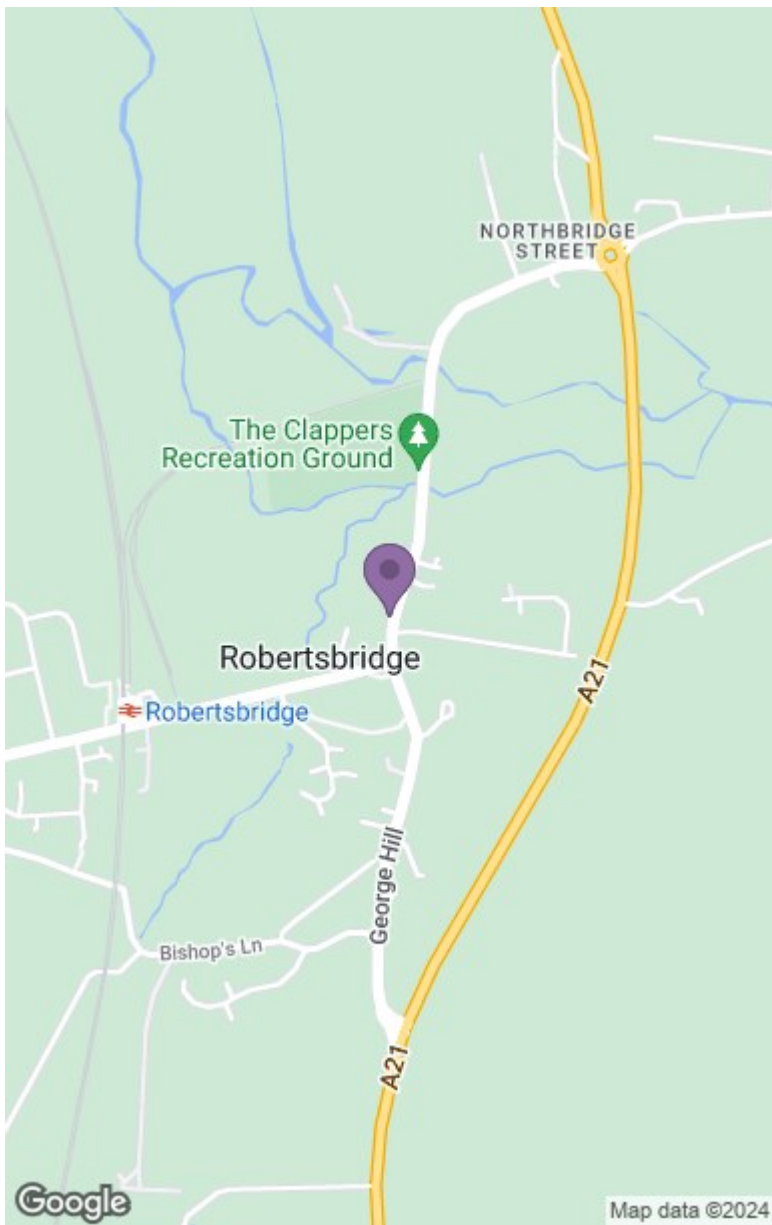
None of the services or appliances mentioned in these sale particulars have been tested.

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







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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