

**RUSH  
WITT &  
WILSON**



**Upper Morgay Wood Junction Road, Robertsbridge, East Sussex TN32 5SH  
£1,250,000**

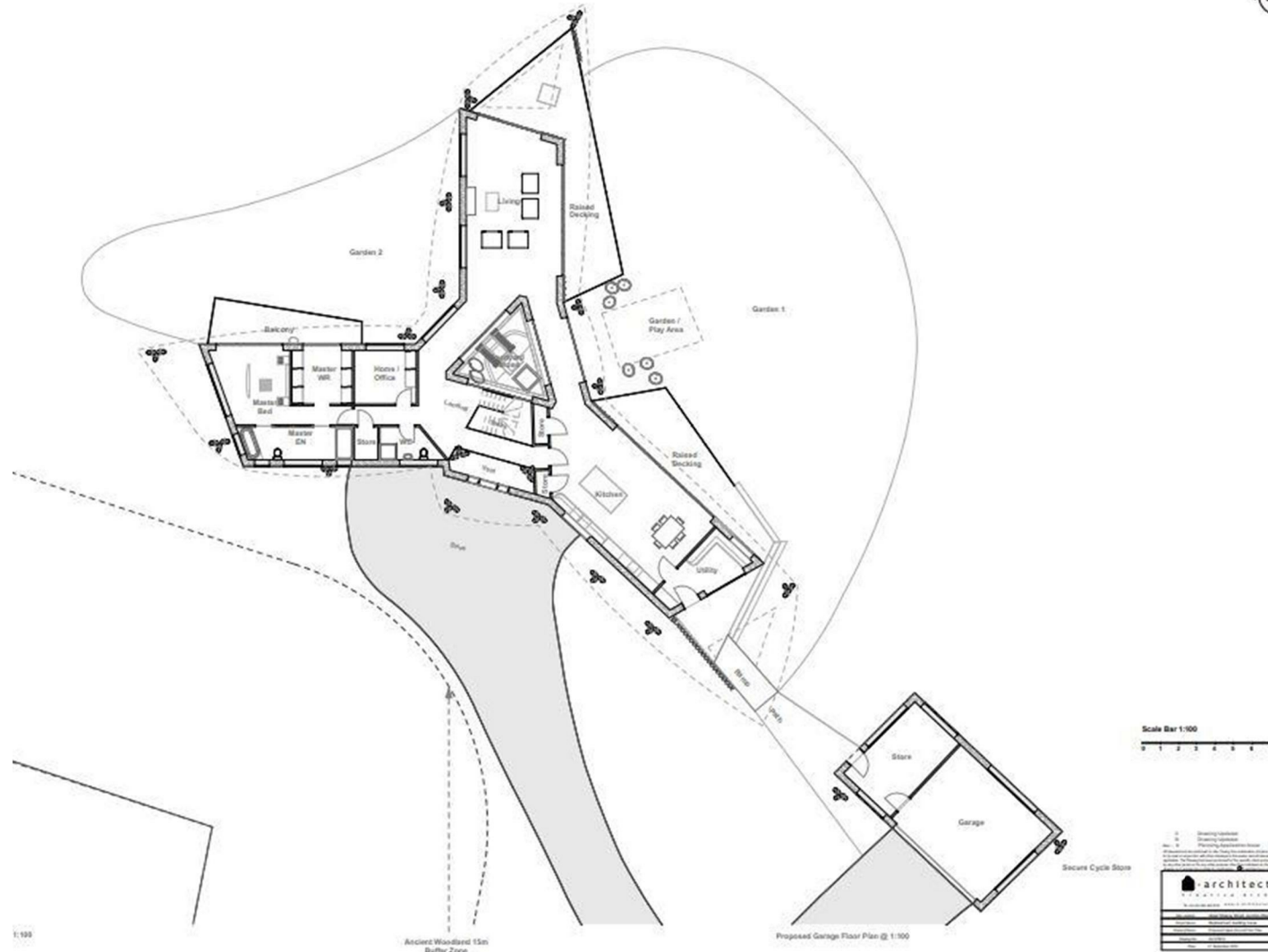
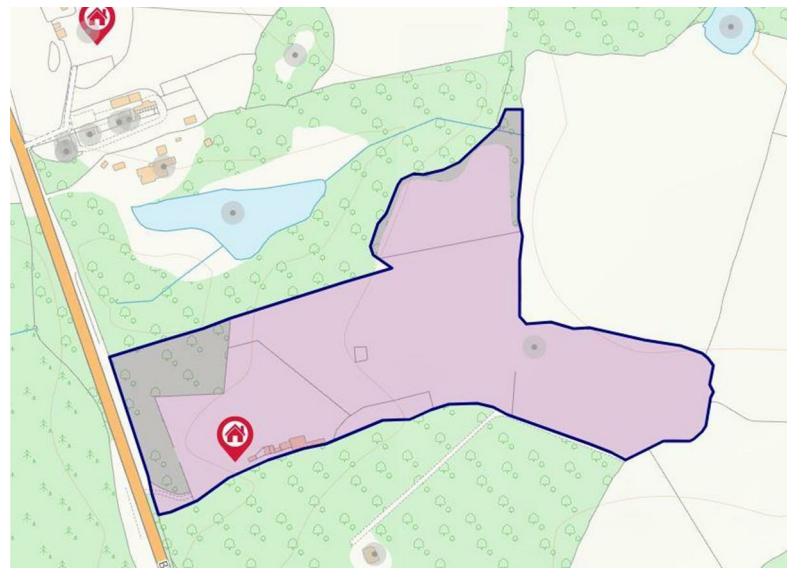
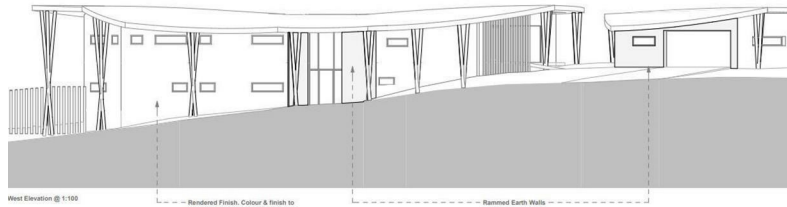


Nestled within the picturesque Sussex countryside, is this rare gem of a building plot offering a unique opportunity to create a stunning architect-designed eco dwelling in an AONB. With planning permission already in place for a grand design home, this 14 acre plot is a dream come true for those looking to build their own bespoke property. The individual design of this property provides over 4,609 sq ft of substantial living accommodation, spread across a three-winged lower and ground floor layout set into the topography of the land. The truly unique nature of this design has already drawn the attention of Channel 4's Grand Designs.

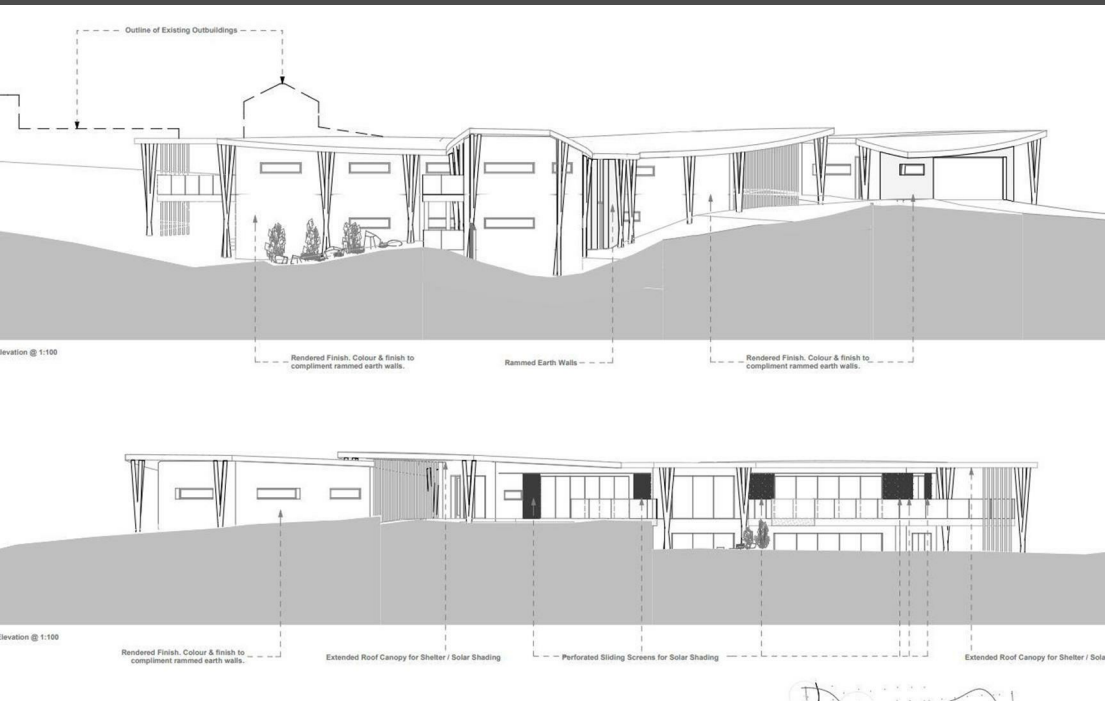
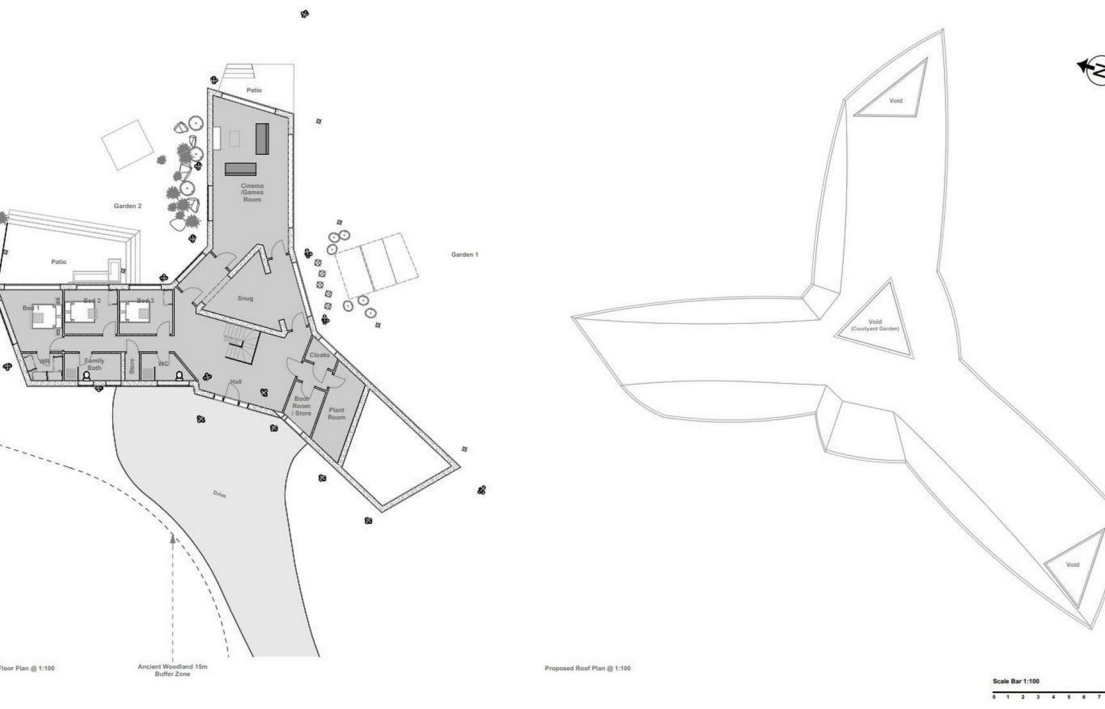
Once completed, the property will comprise on the lower ground floor in one wing cinema/games room, three double bedrooms, one with walk-in wardrobe, family bathroom and WC, in the final wing a boot room/store, cloakroom and plant room. To the ground floor, there will be an expansive open plan kitchen/diner with direct access onto a raised deck, with utility room off the kitchen/diner. In the second wing, the main suite will take centre stage with a very large bedroom, en-suite bathroom and walk-in wardrobe. In addition, a home office/further bedroom, storage cupboard and two cloakrooms can be found. In the final wing, the living room and further snug area will offer views across the valley via a raised decking platform.

Externally, a triple garage with additional store and ample off road parking is available.

Imagine waking up to the serene surroundings of the 14 acres of land that this property sits on, offering a peaceful and private retreat away from the hustle and bustle of city life. With planning reference RR/2020/512/P available for all detailed information, everything is ready to embark on the exciting journey of building your dream home. Don't miss this chance to turn your vision of a grand design property into a reality in the heart of the beautiful Sussex countryside.







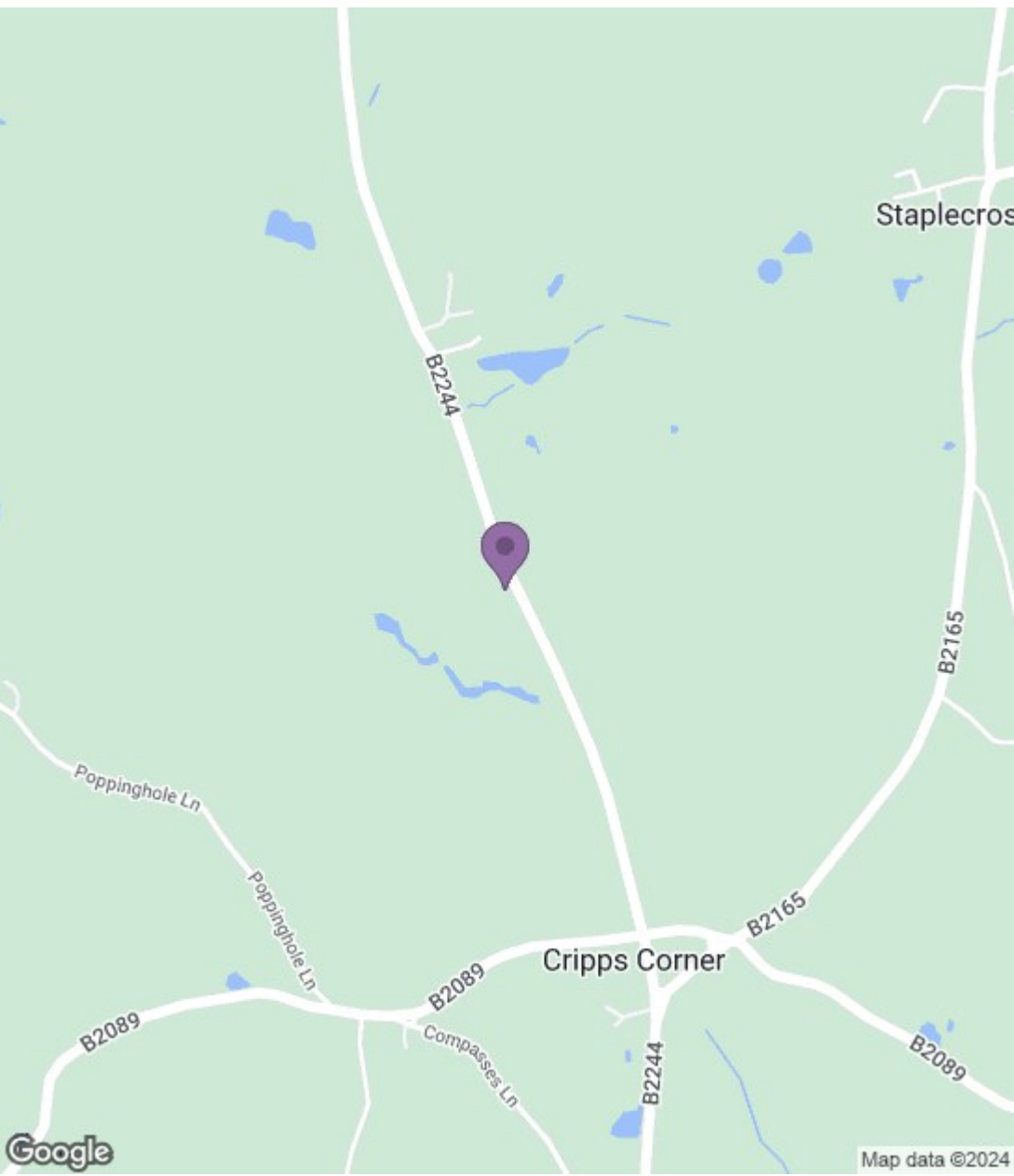












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**88 High Street  
Battle  
TN33 0AQ  
Tel: 01424 774440  
battle@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**