

**RUSH
WITT &
WILSON**



**Tudor Rose, 6 Fair Lane, Robertsbridge, TN32 5AS
£325,000**

Rush Witt & Wilson are proud to present to the market this charming Grade II Listed terraced cottage, which is a true gem waiting to be discovered. Boasting character and beauty, this property offers two bedrooms, perfect for a small family or those seeking a peaceful retreat. The recently fitted kitchen, complete with Bosch integrated appliances, adds a touch of modern convenience to this historic abode. One of the standout features of this property is its large garden, a rare find for a home of this size and location, offering you a private sanctuary to unwind and relax. Conveniently located near the mainline railway station in central Robertsbridge, commuting will be a breeze for those working in nearby towns or cities. Whether you're a first-time buyer, a couple looking to downsize, or a savvy investor, this property has something special to offer. Don't miss out on the opportunity to own a piece of history in this picturesque village setting. Viewings come highly recommended via appointed sole agents, Rush Witt & Wilson.



Solid wood entrance door to front leading through to:

Living Space

14'5 x 13'2 (4.39m x 4.01m)

Single glazed leaded light window to front, large inglenook fireplace which features an original bread oven set on a brick hearth, exposed beams, engineered oak flooring, storage cupboard, radiator, stairs rising to the first floor (described later), large opening leading through to:

Kitchen/Breakfast Room

13'2 x 8'2 (4.01m x 2.49m)

Two single glazed leaded light windows to rear overlooking the rear garden, single glazed wooden door providing access to the rear garden, range of matching base units with solid wood work surfaces over and a tiled splashback, inset stainless steel sink unit with side drainer, inset Bosch four burner gas hob with Bosch extractor above, integrated Bosch fan assisted oven, space for undercounter fridge/freezer, quarry tiled floor, radiator, wall mounted Worcester Bosch Green Star combi boiler.

First Floor

Landing

13'5 x 4'11 (4.09m x 1.50m)

Large cupboard with space and plumbing for washing machine, exposed timbers, view through the vaulted ceiling in the kitchen, radiator, carpet as laid, doors off to the following:

Bedroom One

10'1 x 10'1 (3.07m x 3.07m)

Single glazed leaded light window to front, exposed timber beams, exposed timber flooring, radiator.

Bedroom Two

11'3 x 10'11 (3.43m x 3.33m)

Single glazed leading light window to front, feature exposed brick chimney breast, exposed timber flooring, access to loft space, radiator.

Bath/Shower Room

Single glazed leaded light window to rear overlooking the rear garden, glass wash hand basin with mixer tap, low level wc with concealed cistern, panel enclosed bath with shower attachment, shower enclosure with thermostatic shower control, heated towel rail, shaver point, tiled walls, tiled floor.

Outside

Rear Garden

The rear garden is a particular feature being exceptionally large for the size and location of the property, completely private with mature shrubs and bushes, various crazy paved areas of patios which lead down to an area of secluded garden with a number of mature apple trees and a large timber framed shed with a felt roof and a number of upvc windows.

Agents Note

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

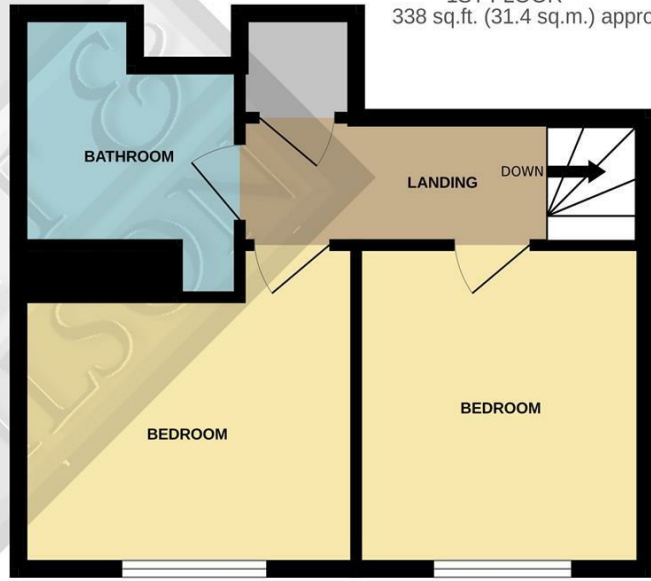
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
337 sq.ft. (31.4 sq.m.) approx.

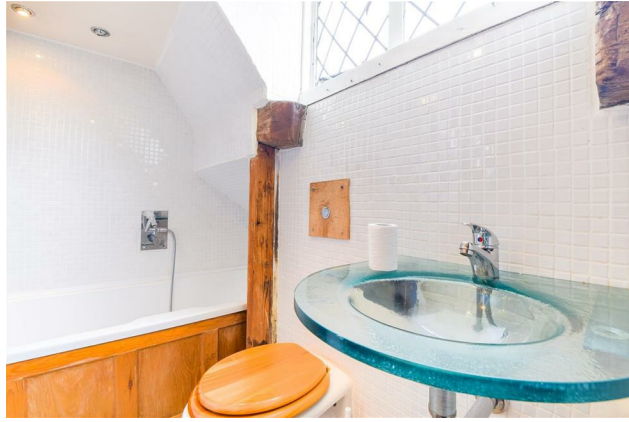


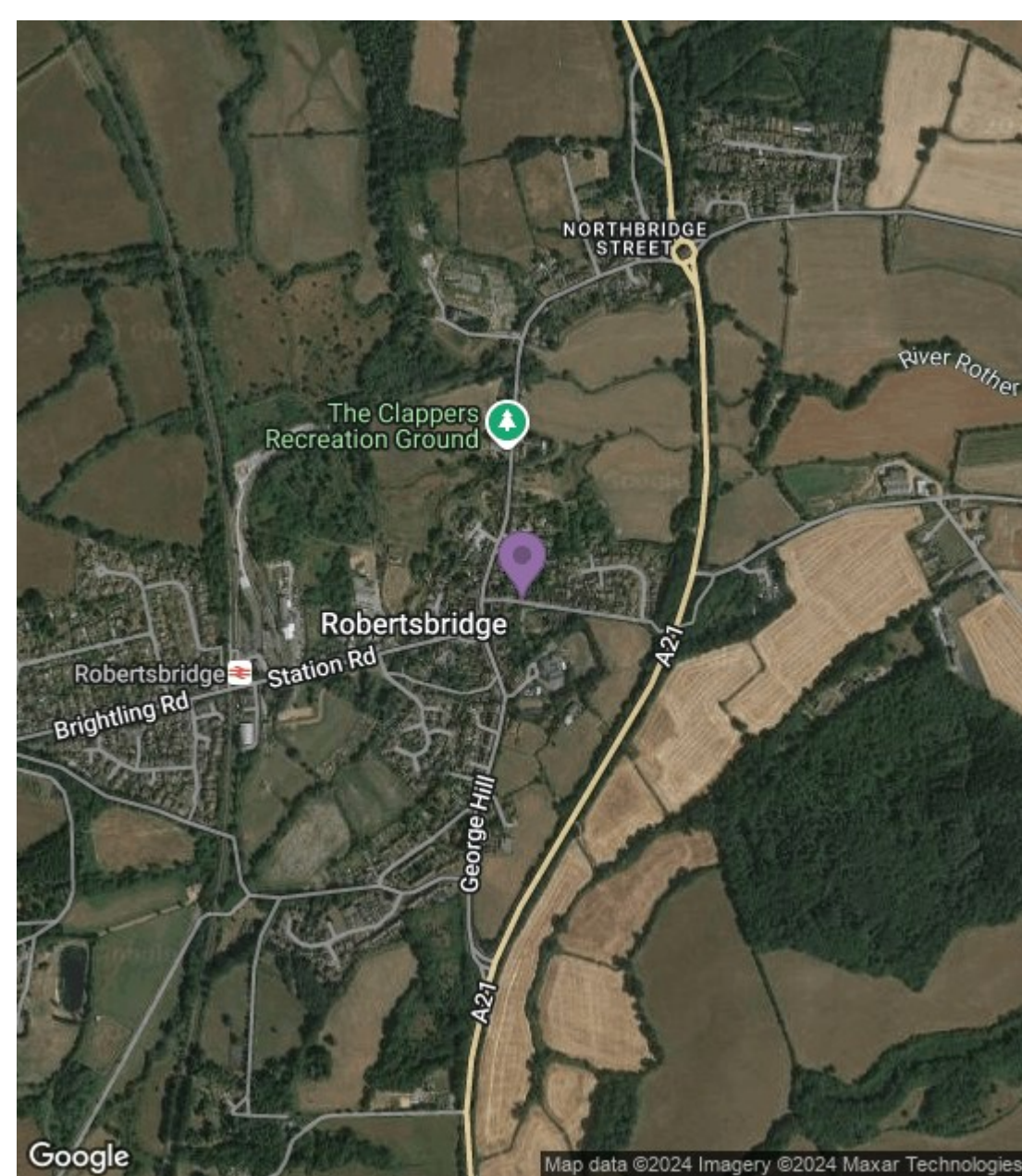
1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(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	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86
(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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