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**10 Fayre Meadow, Robertsbridge, East Sussex TN32 5AU**  
**£465,000**

**Nestled in the charming location of Fayre Meadow, Robertsbridge, this exceptional detached bungalow offers a tranquil retreat for those seeking a peaceful abode. Boasting three bedrooms, this property is a perfect blend of comfort and convenience.**

**The property's layout is designed to embrace natural light, creating a bright and airy atmosphere throughout. The spacious accommodation benefits from double glazing, ensuring a cosy and energy-efficient living space.**

**Step inside to discover a welcoming entrance hall, a well-appointed kitchen/dining room, ideal for hosting family meals or entertaining guests. The inviting and spacious sitting room features an open fireplace and an aspect over the rear garden, perfect for cosy evenings during the colder months.**

**The bungalow comprises two generous double bedrooms, one of which boasts an en-suite shower room. Additionally, there is a versatile third bedroom/study and a well appointed bathroom.**

**Outside, the property offers off-street parking and a beautifully planted private rear garden provides a serene outdoor space where you can relax and unwind amidst nature's beauty.**

**Located at the end of a sought-after quiet close, with a convenient footpath leading to the High Street with an excellent selection of amenities, school and a mainline station serving London Charing Cross. This versatile bungalow combines a quiet location with easy accessibility.**



The property is approached via a driveway and pathway leading up to a flagstone path and steps with handrail to:

### Covered Entrance Porch

Exterior lighting, upvc and double glazed entrance door leading through into:

### L-Shaped Entrance Hall

Radiator, access to loft space via a pull down ladder to a part boarded loft with lighting, double built-in storage cupboard with automatic lighting and ample space for coats and boots with an additional open shelf, airing cupboard with slatted shelves and doors off to the following:

### Sitting Room

13'8 x 15'5 (4.17m x 4.70m)

With a large double glazed window enjoying a delightful outlook over the pretty rear garden, upvc and double glazed door providing access onto the rear garden, two double radiators, open fireplace with a stone surround and mantel with a tiled hearth and wooden and glazed doors open to the kitchen.

### Kitchen/Breakfast Room

8'3 x 18' (2.51m x 5.49m)

Flooded with light via two double glazed windows to front aspect and upvc and glazed door providing side access. Fitted with a range of shaker style cream matching wall and base units with a work surfaces over, one and a half bowl stainless steel sink with side drainer and mixer tap, eye level oven and grill, four ring gas hob, space for dishwasher, fridge/freezer and washing machine, attractive tiled surround, cupboard housing wall mounted gas boiler, ample space for dining table and chairs, inset ceiling and pendant lighting and radiator.

### Bedroom One

13'8 x 11'9 (4.17m x 3.58m)

Double glazed window to rear aspect enjoying a delightful view over the garden, radiator and door leading through into:

### En-Suite Shower Room

5'5 x 5'9 (1.65m x 1.75m)

Double glazed window to side aspect, low level wc, vanity wash hand basin with mixer tap and storage cupboard set below, shower cubicle, shaver point, chrome heated towel rail.

### Bedroom Two

12'1 x 10'9 (3.68m x 3.28m)

Double glazed window to rear aspect enjoying a delightful view over the garden, radiator.

### Bedroom Three/Study

7'8 x 10'2 (2.34m x 3.10m)

Double glazed window to front, radiator.

### Bathroom

8'1 x 5'5 (2.46m x 1.65m)

Double glazed window to front aspect, low level wc, vanity wash hand basin with mixer tap and cupboard set below, panel enclosed bath with mixer tap and separate shower set above, part tiled walls, chrome heated towel rail.

### Outside

#### Off Road Parking

Driveway providing off road parking.

#### Front Garden

A pretty front garden laid to lawn with mature shrub and flower planted borders with pathways leading to either side of the property with gated side access to the rear garden.

#### Rear Garden

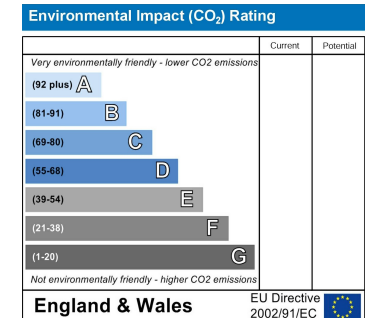
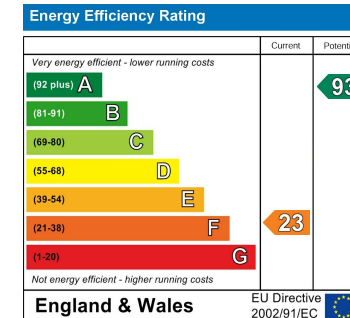
A beautiful established and well stocked rear garden which is one of the many delights of this property. Privately enclosed with a combination of close board fencing and mature hedgerow and principally laid to lawn with well stocked herbaceous flower and shrub planted borders, pretty tiered planted terrace, a paved seating area adjacent to the rear of the property with a further seating area ideal for enjoying the sun

throughout the day . There is a greenhouse, timber summerhouse with double doors and to the side there is a timber shed and log store.

### 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  
946 sq.ft. (87.8 sq.m.) approx.



10 FAYRE MEADOW

TOTAL FLOOR AREA : 946 sq.ft. (87.8 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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