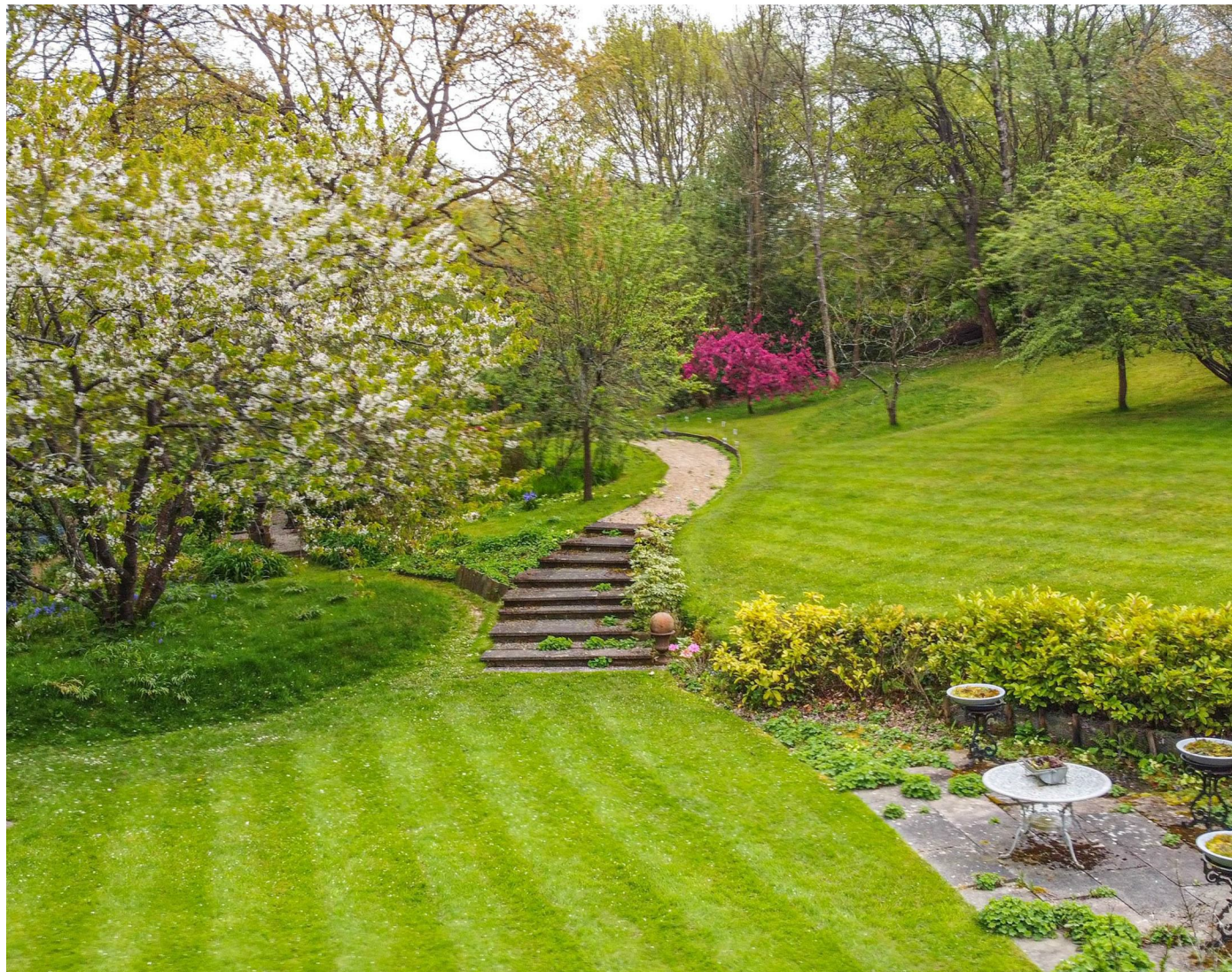


**RUSH
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**Bourne Farmhouse, Bourne Lane, Robertsbridge, East Sussex TN32 5PT
£1,495,000 Freehold**

This magnificent detached period farmhouse is situated on a rarely available select and quiet rural country lane, amidst tranquil, stunning landscaped garden extending to circa 1.3 acres. Conveniently located a short drive to Robertsbridge with a mainline station serving London Charing Cross and the coast. Approached via a double gated driveway to which you are immediately impressed by the property's character exterior. The quintessential farmhouse frontage leads to a spacious reception hall with slate floor and double doors to the main terrace, ideal for entertaining. The ground floor comprises of :- A triple aspect drawing room with unique open fireplace, a separate dual aspect family snug, a cloakroom, boot room, and fully fitted utility room. The heart of the house being an impressive 37ft bespoke crafted kitchen/dining room with 4 oven AGA. On the first floor there is a large open landing currently used as a study, (there is potential to have a stair access to the loft for a further bedroom, subject to the necessary planning consents) The expansive upper hall leads to a dual aspect main suite with walk-in wardrobe and en-suite shower room. There is an alternate master suite with its own en-suite with a different view of the garden. Two further bedrooms and a third bathroom complete the family accommodation. The property is privately nestled within beautifully landscaped gardens that comprise of sweeping lawns, an extensive sandstone terrace for entertaining and relaxing. The garden includes a Victorian style kitchen garden, a summerhouse incorporating an undercover external seating area.



The home is approached on a quiet country lane and is accessed via double wooden gates, leading to a pea shingle driveway with a detached brick double garage. Remote exterior lighting is in operation. An old York stone path leads to the covered entrance with further exterior lighting and a traditional solid wood front door into:

Reception Hall

This welcoming entrance is flooded with light via French doors with aspect and access onto the rear sun terrace, tiled floor, exposed beams, wall mounted lighting and stairs rising to the first floor.

Cloakroom

Fitted with a low level W.C, wash hand basin, ceiling lighting with window to rear aspect.

Drawing Room

17'6 x 15'9 (5.33m x 4.80m)
This impressive room enjoys a triple aspect with views over the garden, exposed beams, open fireplace, and picture lighting.

Snug

15'10 x 11'9 (4.83m x 3.58m)
Enjoying a dual aspect to the front and rear of the property, antique pammet tiled floor, feature fireplace, wall lighting.

Kitchen/Dining Room

37'7 x 13'3 (11.46m x 4.04m)
Fitted with a oak bespoke crafted kitchen with base units, pantry cupboard and dresser unit with a granite work surface and matching upturns, integral larder fridge, integral dishwasher, traditional combination AGA, oil fired to one side, with an electric side oven and hob to the other - totalling 4 ovens (perfect for family cooking), ceramic butlers sink, antique pammet tiled floor, allowing views over all four aspects of the garden via windows and two sets of French doors, inset ceiling and wall lighting. Wonderful space for an extended family dining table.

Boot Room

Window to side aspect, antique pammet tiled floor, ceiling lighting, radiator, ample space for boots coats and for further fridge and freezer.

Utility Room

Fitted with matching wall and base mounted units with a work surface over, butler sink, space for washing machine and tumble dryer, base mounted oil fired boiler, antique pammet tiled floor and ceiling lighting.

Conservatory/Garden Room

Accessed via the kitchen/dining room with entry to the garden.

First Floor

Stairs rising to:

Landing/Study Area

16'2 x 10'5 (4.93m x 3.18m)
This light and airy space enjoys a dual aspect to the front and rear of the property and is currently used as a study area, with ceiling lighting and radiator.

Master/Main Bedroom

16'3 x 11'7 (4.95m x 3.53m)
Enjoying a dual aspect with lovely views over the garden, two radiators, walk-in wardrobe with hanging rails, window, shelving, radiator and lighting.

En-Suite Shower Room

With low level W.C., vanity wash basin with mixer tap and storage beneath, large shower cubicle with concealed fitments and rainfall shower head, inset ceiling lighting, tiled floor, exposed wall and ceiling timbers, window to side aspect and traditional chrome radiator with incorporated towel rail.

Alternate Main/Guest suite

13'4 x 12'5 (4.06m x 3.78m)
Windows with views over the rear garden, airing cupboard and radiator.

En-Suite Bathroom

Appointed with a low level W.C., bespoke vanity wash unit with laundry compartment and storage beneath. Free standing roll top bath with claw feet and mixer tap incorporating a shower attachment, tiled floor, wall and ceiling lighting, window to side aspect and traditional chrome radiator incorporating a towel rail.

Bedroom Three

13' x 12' (3.96m x 3.66m)
Window to front garden, exposed beams, ceiling lighting and radiator.

Bedroom Four

8'5 x 9'1 (2.57m x 2.77m)
Dual aspect windows to the front and side, radiator, loft hatch access and ceiling lighting.

Family Bathroom

Fitted with a low level W.C., pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, marble tiled floor, inset ceiling lighting with traditional chrome radiator incorporating a towel rail.

Outside

Summer House

19'1 x 9'7 (5.82m x 2.92m)
With power and lighting, double doors incorporating an external covered seating area overlooking the garden.

Brick Double Garage

19'6 x 19'3 (5.94m x 5.87m)
With up and over garage door. Ample parking is available on the sweeping driveway.

Garden/Grounds

The beautifully landscaped garden wrap around the property which is privately enclosed by mature woodlands and a stream. There is a substantial sandstone terrace running adjacent to the property which is ideal for outdoor entertaining. Steps lead up to a main sweeping lawn with a number of specimen shrubs, trees, wild flowers and orchids. There are a number of thoughtfully positioned seating areas arranged to enjoy the garden and sun through-out the day, an enclosed Victorian style kitchen garden with raised beds, greenhouse and water tap, a timber garden shed and a summer house which also has a delightful seating area under the dapple shade of the trees.

The garden extends to approximately 1.3 acres full of established shrubs and trees including oaks, English walnut, cherry trees.

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.

Council Tax Band – G

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

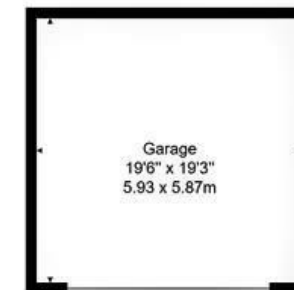
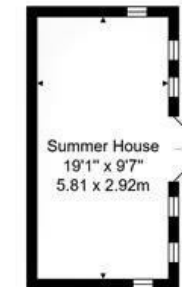
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



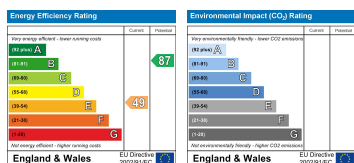


Approx. Gross Internal Area:

- House 2493 sq. ft / 231.6 sq. m
- Garage 375 sq. ft / 34.8 sq. m
- Outbuilding 182 sq. ft / 16.9 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**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**