

**RUSH
WITT &
WILSON**



**2 Hunters Lodge, Castle Hill, Bodiam, East Sussex, TN32 5UE.
£400,000 Offers in excess. Freehold**

A spacious and well presented four bedroom semi-detached bungalow with stunning views occupying an enviably private and secluded position of Bodiam Village. Considered the ideal country retreat, this delightful home offers a balance of both open plan and contemporary living yet whilst still retaining an element of character and charm. Principal living accommodation comprises a central hallway serving a stunning kitchen / dining room with doors leading to a rear terrace and fitted wood burning stove, generous living room with additional fitted wood burning stove and bi-folding doors leading to a raised deck terrace with beautiful frontal views to the Rother Valley, four bedrooms consisting of two doubles and two singles shared with a main shower room suite. The property enjoys private front and rear gardens enjoying a choice of seating areas complete with two garden sheds and charming children's log cabin complete with power and lighting. The property is accessed via a footpath led from the Village green which provides immediate access to the well regarded Castle Inn pub serving hot food, National Trust Bodiam castle with café and a short distance the Hub café. High street shopping is available at Hawkhurst just a short drive away and 5.2 miles from Robertsbridge mainline station.



The property is accessed via a public right of way which is a concrete path led from the village green itself. The walkway is approximately 100 to 150 yards from the green.

High level gate leads into the rear garden.

Inner Hallway

Part quarry tiled and engineered oak flooring, electric radiator.

Front Garden

Laid to lawn and enclosed by mature and established hedgerows and beautiful views looking into the Rother Valley and into the centre of Bodiam looking towards Bodiam railway station, further gate leading onto the path leading down to the village green, raised decked seating area with steps extending onto that area of lawn which provides a pleasant seating area with external lighting.

Entrance Hallway

The property is accessed via a painted timber door.

Bedroom Two

10' x 9'7 (3.05m x 2.92m)

Double glazed window to the rear elevation, electric radiator below.

Bedroom Three

9'7 x 9'3 (2.92m x 2.82m)

Double glazed window to the side aspect, electric radiator below, access panel to loft, beautiful views overlooking the vineyards and across the Rother Valley.

Bedroom Four

9'5 x 8' (2.87m x 2.44m)

Window to side, electric radiator below.

Bedroom One

11'6 x 9'6 (3.51m x 2.90m)

Double glazed window to the rear aspect enjoying beautiful views towards the Valley, radiator.

Sitting Room

19'4 x 11'7 (5.89m x 3.53m)

Engineered oak flooring, aluminium bi-folding doors leading onto the raised decked terrace, to one corner is a fitted cast iron wood burning stove over a quarry tiled hearth, electric radiator, access panel to loft.

Shower Room Suite

7'9 x 6'2 (2.36m x 1.88m)

Quarry tiled flooring, recessed downlighters, extractor, cupboard housing the pressurised heating system. Free standing vanity unit, push flush WC, corner shower cubicle with screen door, ceramic wall tiling, contemporary mixer with large rainfall head with rinser attachment, heated towel radiator.

Kitchen/Dining Room

18'5 x 15'8 (5.61m x 4.78m)

Engineered oak flooring, window and part glazed external door with matching side light window to the rear terrace, space for dining table and chairs, recessed downlights, fitted corner wood burning stove over a slate hearth, open access to the kitchen, Rointe electric radiator. Range of fitted base and wall units with sage green shaker style doors with sit beneath oak block counter tops, four ring Lamona induction hob, stainless steel extractor canopy and light above, metro wall tiling with a variety of above counter level power points, under counter space for free standing fridge, dishwasher and washing machine, inset single stainless ceramic basin with drainer and tap.

Outside

Rear Garden

Concrete path extending to the side where there is a low level gate leading into the front garden, two garden sheds, external lighting, concrete path extends to the rear where there is a railway sleeper retaining wall and galvanised railings leading onto a tiered lawn and there is also galvanised steps leading from an area of hardstanding to the rear leading onto the lawn. The garden is enclosed by mature

boundaries and where the area of hardstanding is to the rear they have doors leading into the kitchen/breakfast room, external tap and power point, seating area, space for table and chairs. Within the garden there is a small cabin with deck steps extending to a part glazed timber door. There is also a decked seating area within the garden enjoying beautiful views towards the Rother Valley. The low level gate to the side leads into the front garden, which is laid to lawn and enclosed by mature and established hedgerows and beautiful views looking into the Rother Valley and into the centre of Bodiam looking towards Bodiam railway station, further gate leading onto the path leading down to the village green, raised decked seating area.

Cabin

11'5 x 7'5 (3.48m x 2.26m)

The cabin is of timber construction, window to front and to the side, power supply, lighting, ladder steps leading to an eaves sleeping area.

Services

Private drainage

Electric Heating System

Local Authority - Rother District Council. Band C

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.

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.

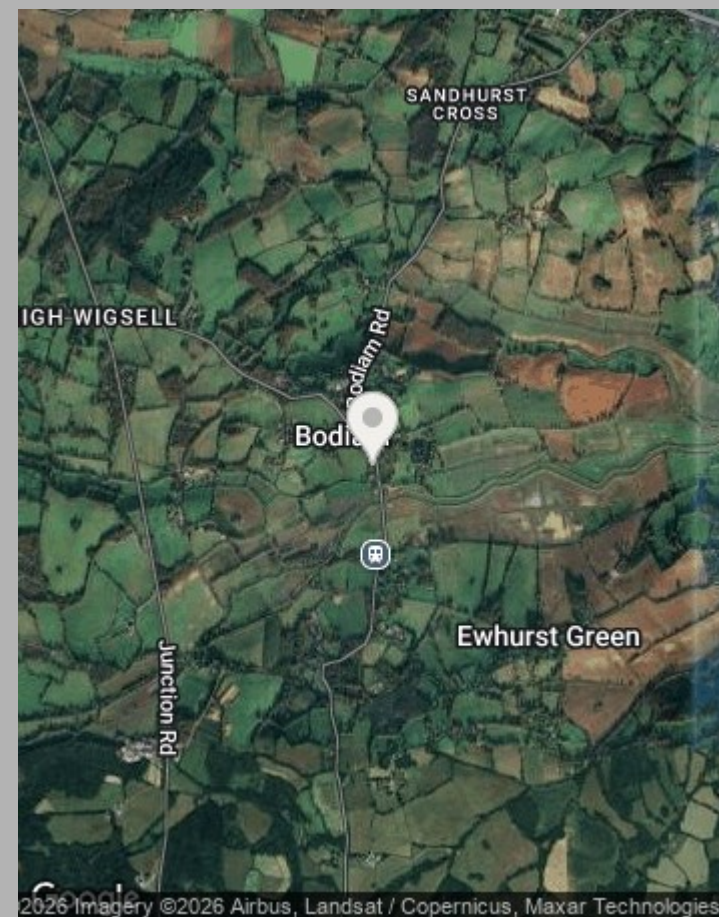




This floor plan shows a 4-bedroom house. On the left side, there are four bedrooms arranged vertically, each with a window. A central hall provides access to these bedrooms and the rest of the house. To the right of the hall is a large living room with a fireplace on the right wall and a bay window. Adjacent to the living room is a kitchen/dining room area, which includes a sink, a stove, and a refrigerator. A shower room is located between the living room and the bedrooms, featuring a shower, a toilet, and a window. The plan also shows a front entrance and a rear garden area.

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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		83	<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>		

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