





# 5 Kemps Way, Robertsbridge

## £450,000 Freehold

GUIDE PRICE £450,000 - £475,000. A well-proportioned family home in Kemps Way, offering flexible living space, a generous garden for entertaining and family life, field views, driveway parking and a garage, all within easy reach of Robertsbridge village.

ASHTON STRIPP

01424 772954
info@ashtonstripp.co.uk
33 High Street,
Battle,
TN33 0EH



GUIDE PRICE £450,000 - £475,000. Set within Kemps Way in Robertsbridge, this four-bedroom home offers a practical and sociable layout, with generous living space, a ground-floor bedroom and a garden designed to be enjoyed. A log burner brings a natural focal point to the living room, while the open connection into the dining area makes the ground floor work particularly well for everyday family life and entertaining.

From the entrance porch, the living room leads through to the dining area, with cream carpet running between the two spaces and a door opening directly onto the rear garden. To the front, the kitchen is finished with black tiled flooring, quartz worktops and wood-fronted wall and base units, alongside a Rangemaster electric hob and oven. Two built-in cupboards provide useful storage, with one housing the washing machine.

A separate boot room gives access to both the front and rear of the house – particularly useful for muddy shoes, children and pets. Also on the ground floor is a good-sized double bedroom overlooking the rear garden, together with a well-finished shower room featuring white and mosaic tiling, a chrome heated towel rail and a large walk-in shower with rainfall and adjustable shower heads.

Upstairs, the main bedroom sits at the front of the house and enjoys views towards the surrounding fields. Newly fitted wardrobes, a matching dressing table and a walk-in cupboard provide plenty of storage. Two further good-sized bedrooms overlook the rear garden, while the family bathroom features grey-painted wood panelling, a bath, pedestal basin and WC.

Outside, a driveway provides off-road parking and leads to the single garage, which can also be accessed from the rear garden. A front lawn and established planting frame the approach to the house.To the rear, a substantial granite patio creates an excellent setting for outdoor dining and entertaining, opening onto a generous lawn with planted beds and access to the garage.

The property also benefits from solar panels, offering a more energy-efficient approach to everyday living and helping to reduce reliance on mains electricity. This is a valuable addition to the home, with the potential to lower ongoing energy costs and provide a more sustainable way of living.





- Robertsbridge village location with mainline station, local amenities and countryside walks nearby
- Generous rear garden with large granite patio for outdoor dining and entertaining
- Solar Panels Offering Improved Energy Efficiency and Potential Savings on Electricity Costs
- Single garage with access from the rear garden
- Living room with log burner
- Open connection through to the dining area
- Kitchen with quartz worktops and Rangemaster cooking facilities
- Practical boot room with front and rear access
- Main bedroom with fitted wardrobes, dressing table and field views
- Driveway providing off-road parking





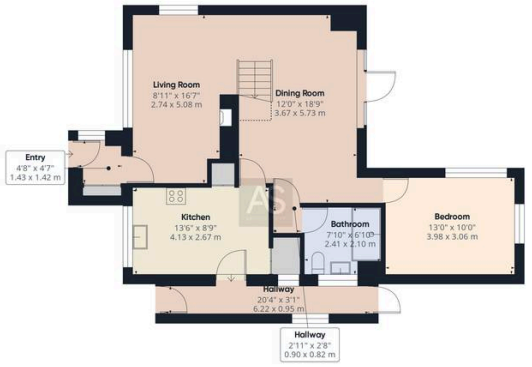


Kemps Way is well placed within the East Sussex village of Robertsbridge, with its independent shops, cafés, pubs and everyday amenities close at hand. Robertsbridge mainline station provides rail connections towards London, while local schools and easy access to countryside walks and footpaths through the surrounding landscape make the village particularly well suited to family life and weekends outdoors.

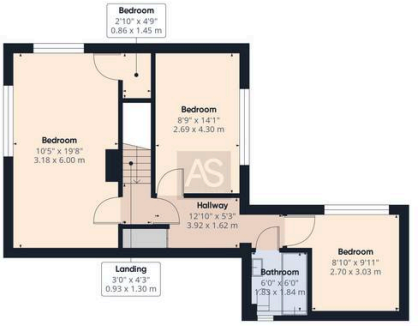









**Floor 0** Building 1




**Floor 1** Building 1




**Floor 0** Building 2

**Approximate total area**(1)

1502 ft²

139.4 m²

**Reduced headroom**

17 ft²

1.6 m²

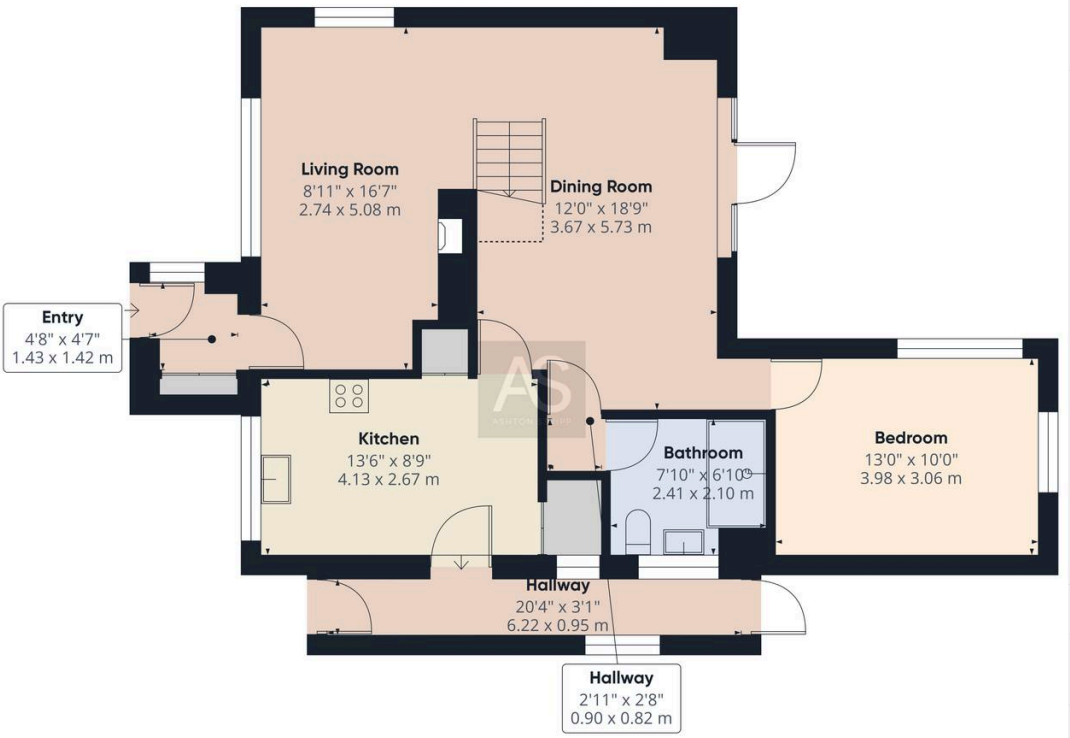
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Floor 0** Building 1

**Approximate total area**(1)

810 ft²

75.2 m²

**Reduced headroom**

17 ft²

1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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