

**RUSH
WITT &
WILSON**



15 Eatenden Lane, Robertsbridge, TN32 5LT
£475,000 Freehold

Set in the very heart of Mountfield, this beautifully extended three-bedroom semi-detached home enjoys far-reaching village views, a 150ft garden, and versatile outbuildings including a home office, offering the perfect blend of character, space, and countryside lifestyle. Finished to a high standard, the home combines period charm with modern living. The welcoming sitting room features exposed wooden floorboards and a brick fireplace housing a log burner, creating a cosy focal point. To the rear, the recently updated open-plan kitchen/dining room forms the hub of the home, complete with a breakfast bar island and generous entertaining space. A useful boot room/rear lobby provides garden access along with a downstairs cloakroom. Upstairs are three well-proportioned bedrooms served by a modern family bath/shower room. The rear garden is a standout feature, thoughtfully arranged with a central seating area to enjoy the outlook, a paved patio and pathway leading to rear access and off-road parking. Versatility is further enhanced by multiple outbuildings, including a substantial log/store shed ideal for a studio or craft room, a garden store, and a spacious detached outbuilding currently used as a home office. Mountfield is a quintessential Sussex village positioned between Battle and Robertsbridge, both offering excellent schooling, mainline stations, and everyday amenities. A rare opportunity to secure a beautifully presented village home with character, flexibility and exceptional outdoor space. Perfect for families, downsizers, or those seeking a countryside lifestyle without isolation.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

109.1 m²

1173 ft²

Reduced headroom

0.4 m²

4 ft²

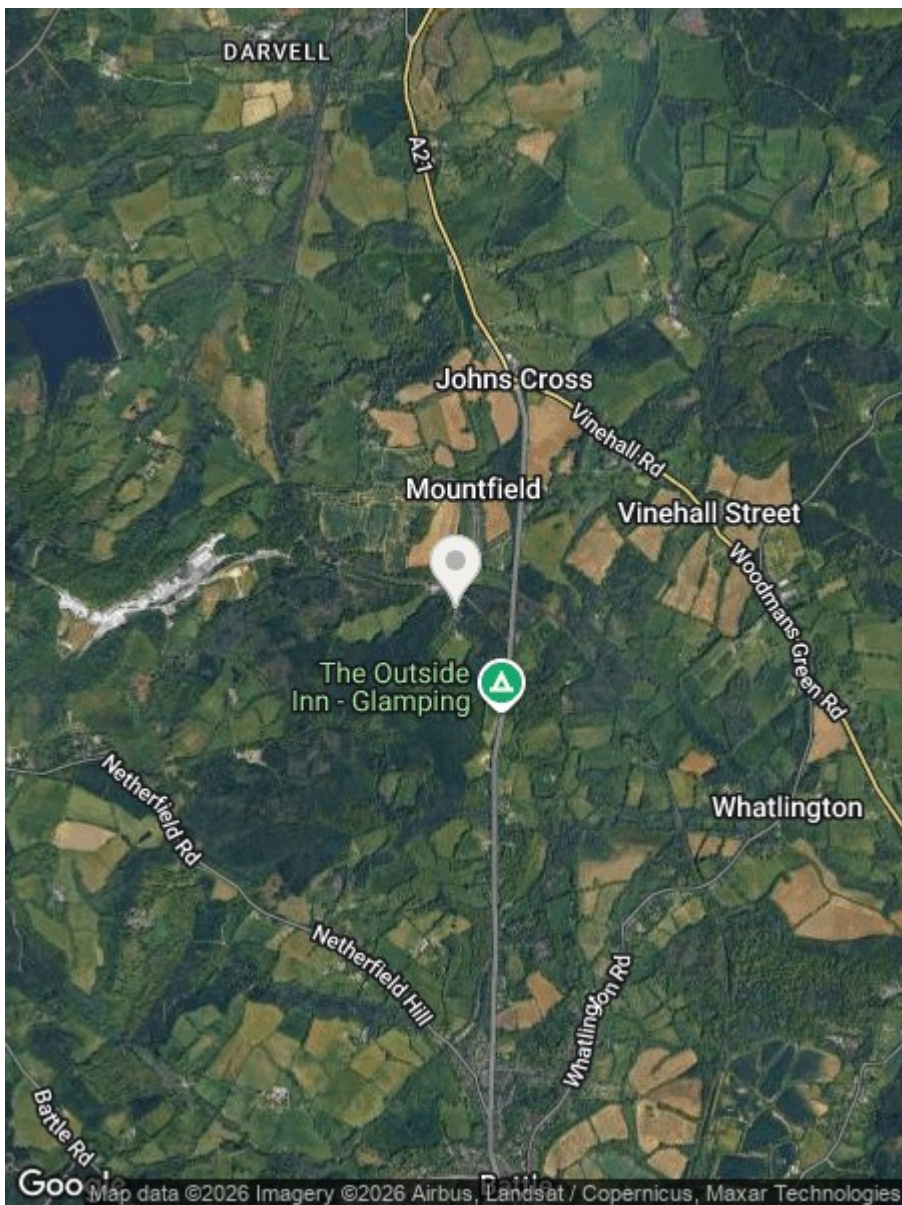
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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