



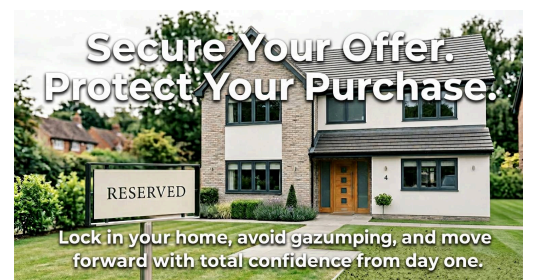
## 4 Eatenden Lane, Mountfield

£500,000 Freehold

3-bed character home in Mountfield with countryside views front and rear. Features include a large kitchen with island and doors to garden, living room with log burner, dining room, utility with dog wash, landscaped garden with summer house, and parking for 3.



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



Tucked away in Mountfield with far-reaching views to both the front and rear, this home offers a natural flow from the moment you arrive, blending its early 1900s character with well-considered modern touches.

You approach along a gravel path, with a grey fence and planted beds framing the entrance. Stepping inside, the hallway sets the tone, with the staircase ahead and the first reception room to your left.

The dining room sits at the front of the house, with a feature fireplace and a pleasant outlook. Two built-in storage cupboards make this a practical as well as inviting space, and it leads through into the main living area. Here, a log burner set on an oak hearth creates a natural focal point, while double doors open directly onto the garden, drawing in light and connecting inside with out.

To the rear, the kitchen becomes the real hub of the home. Centred around a large island, it's a space designed for both everyday living and entertaining, with plenty of room to gather. Quartz worktops run throughout, paired with grey shaker units and integrated appliances, including eye-level ovens and microwave. The porcelain wood-effect flooring continues underfoot, while a roof lantern above brings in additional natural light. Double doors open onto the patio, creating an easy flow out to the garden and making it just as suited to summer evenings as it is to day-to-day use.

Just off the kitchen, the utility room mirrors the same finish, with further storage, space for appliances, and the added practicality of a dog wash shower. A separate WC sits beyond, fitted with a basin and storage below.

Upstairs, the bathroom is positioned to the left, finished with fully tiled stone-effect walls, a walk-in shower with both rainfall and handheld fittings, a separate bath, and chrome towel rail. There's also an airing cupboard for added storage.

The first bedroom overlooks the front, featuring a fireplace and a comfortable layout. To the rear are two further double bedrooms, both enjoying the garden outlook – one with built-in wardrobes and two windows allowing for plenty of natural light.

Outside, the garden has been arranged across levels to make the most of its setting. A sandstone patio sits just beyond the house, leading up to a lawn bordered by planting. Further up, a gravel seating area provides a quieter spot, with a path continuing to a summer house with power and a decked seating area positioned to take in the views. A garden shed sits at the top, and beyond the rear gate there is a gravel driveway providing parking for three vehicles.

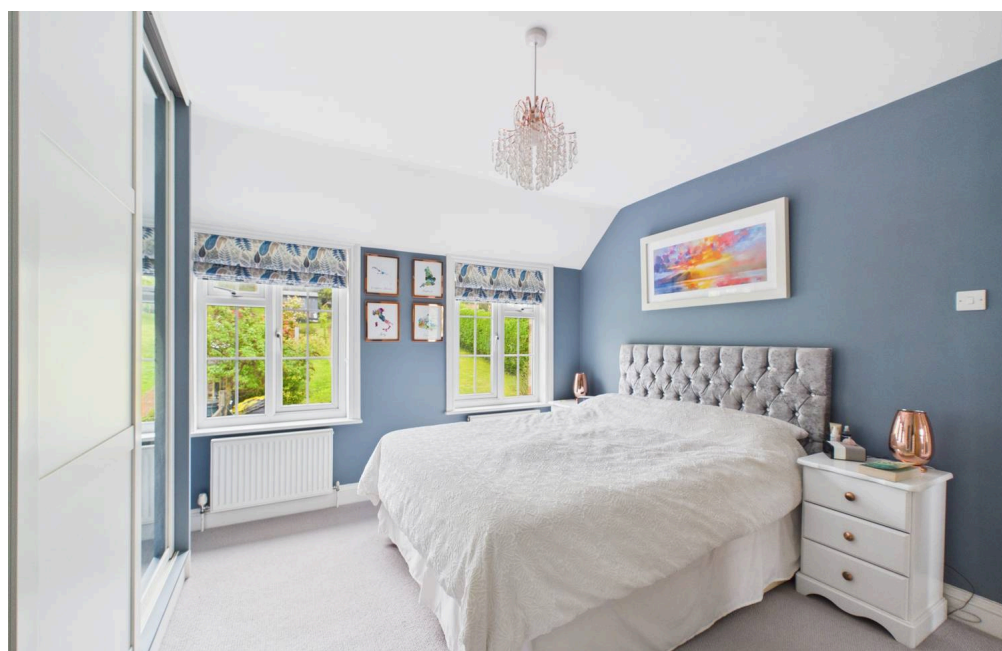
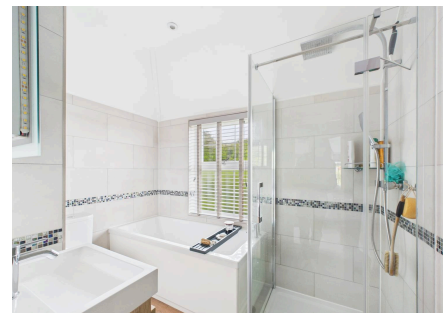
Parking is located to the rear of the property, accessed via a shared drive used by neighbouring homes.

Mountfield offers a more rural pace of life while remaining within easy reach of Robertsbridge, where you'll find a mainline station, local shops and everyday amenities, along with access to surrounding countryside walks.

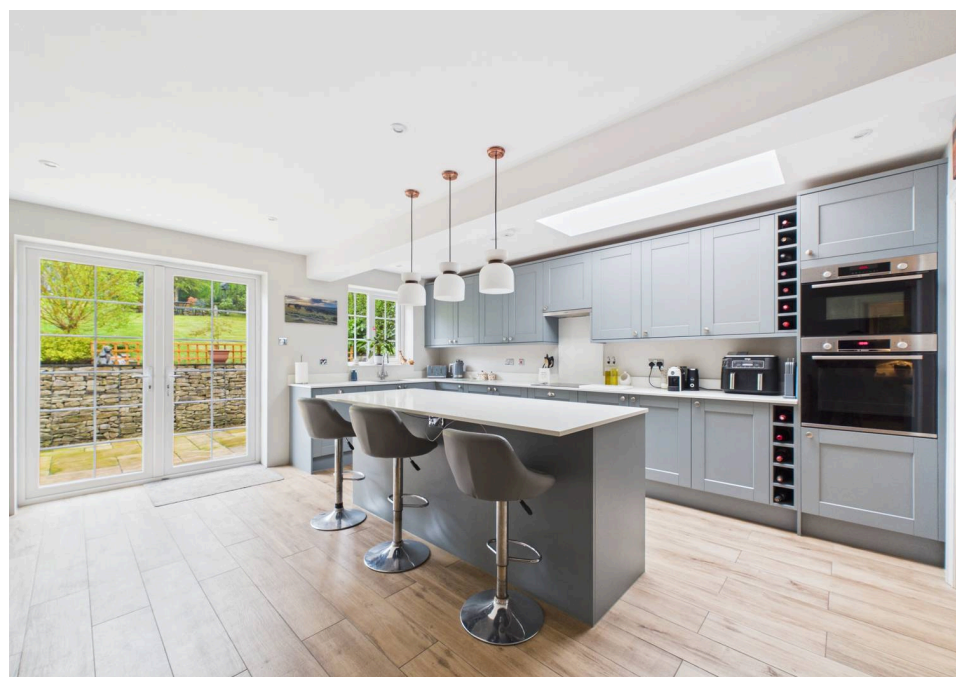
Additional information: oil-fired central heating and private cesspit, managed and paid for by British Gypsum.



- Far-reaching countryside views
- Large kitchen with central island and doors opening onto the garden
- Living room with log burner and direct access outside
- Separate dining room with feature fireplace and built-in storage
- Utility room with additional storage and dog wash shower
- Three well-proportioned double bedrooms
- Landscaped garden with patio, lawn, seating areas and summer house with power
- Rear driveway providing parking for three vehicles
- Positioned in the village of Mountfield with countryside walks from the doorstep
- Village setting with easy reach of Robertsbridge station and amenities

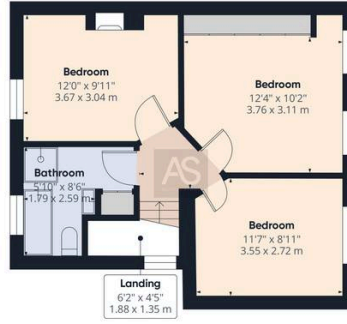


The property is in the village of Mountfield, surrounded by countryside and a strong community. Walking routes start from the doorstep, including nearby woodland leading to open tracks. The village offers a primary school, hall and pub, while Robertsbridge provides a mainline station to London and local amenities. Ideal for rural living with good accessibility.

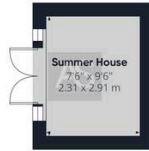




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
1304 ft<sup>2</sup>  
121.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360



Floor 0 Building 1



**Approximate total area<sup>(1)</sup>**  
788 ft<sup>2</sup>  
73.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360