

**RUSH  
WITT &  
WILSON**



**1 Meadow Walk Willow Mews, Robertsbridge, TN32 5NL  
Guide Price £400,000 - £425,000 Freehold**

**\*\*GUIDE PRICE £400,000-£425,000\*\***

**Spacious & Versatile Four/Five Bedroom Semi-Detached Home in Popular Cul-de-Sac Setting. Set within a highly regarded cul-de-sac, just a short walk from the mainline station, historic village High Street and an abundance of scenic countryside walks, this deceptively spacious and thoughtfully extended home offers exceptional flexibility for modern family living. Originally a two-bedroom property, the home has undergone an impressive transformation and now provides adaptable four/five bedroom accommodation arranged over three floors. Upon entering, you are welcomed into a well-balanced layout including a contemporary ground floor shower room, a versatile bedroom/reception room ideal for guests or home working, and a generous living/dining room complete with a log burner and French doors opening onto the courtyard garden. The stylish kitchen complements the space perfectly, creating a practical yet sociable hub of the home. The first floor offers two well-proportioned double bedrooms, a family bathroom, and a further study which is currently utilised as an additional bedroom, lending itself easily to a fifth bedroom if required. Stairs rise to the converted loft, now forming an excellent additional double bedroom. Externally, the property continues to impress with off-road parking, a lawned front garden, and a charming courtyard rear garden featuring a useful shed and established planters with mature shrubbery. Gated side access provides convenient front-to-rear flow. A superb opportunity to acquire a flexible and well-located family home, perfectly suited to growing families, multigenerational living, or those seeking adaptable space within easy reach of amenities and transport links.**

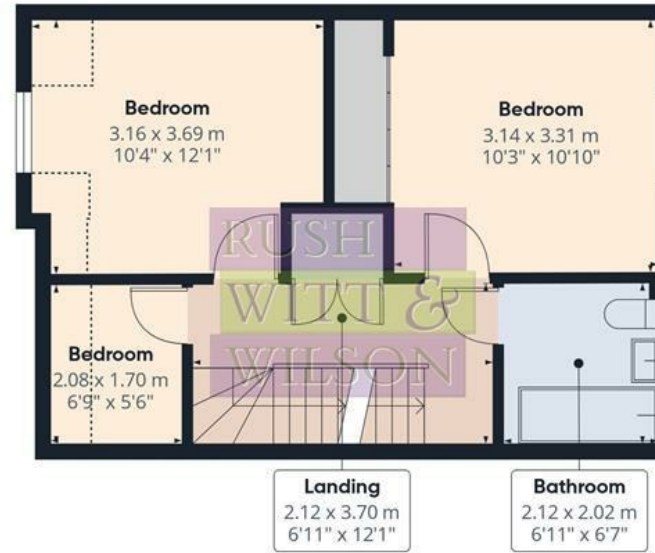




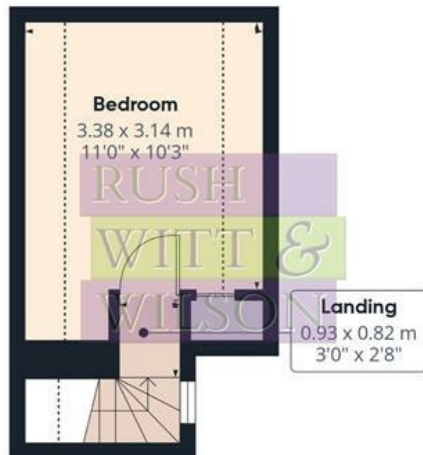




Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

90.4 m<sup>2</sup>  
974 ft<sup>2</sup>

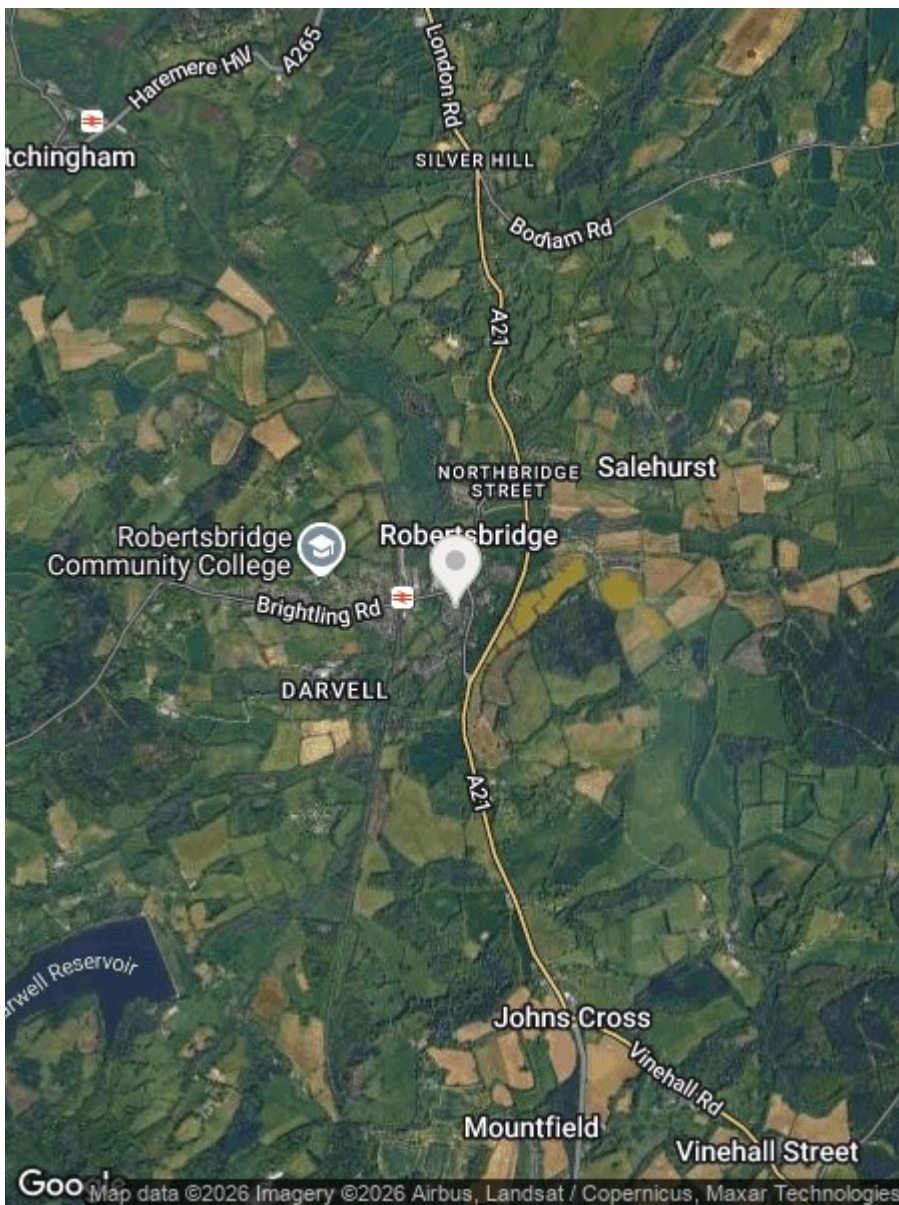
**Reduced headroom**

6.3 m<sup>2</sup>  
68 ft<sup>2</sup>

(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.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - D

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.

Important Notice:

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**RUSH  
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