






GOODROOMS OAST

Church Lane, Salehurst, Robertsbridge, East Sussex



FABULOUS CONVERTED OAST HOUSE

This wonderful family home, set in a popular village location, offers beautifully presented accommodation with a wealth of character features, as well as delightful gardens and far-reaching rural views.

   EPC
3-4 2 4 G

Offered with no onward chain

Local Authority: Rother District Council Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Mains drainage.

A21 - 0.5 of a mile. Robertsbridge station 1 mile (London Bridge from 68 minutes). Hawkhurst 5 miles. Battle 5.8 miles. Cranbrook 9 miles. Rye 15 miles. Tunbridge Wells 17 miles.

Postcode: TN32 5PJ www.what3words.com/adopts.retrieve.chambers



CENTRAL POSITION IN HEART OF POPULAR SUSSEX VILLAGE

The property sits within the High Weald National Landscape Area in the centre of Salehurst, within walking distance of a popular village pub. Nearby Robertsbridge, Hawkhurst and Cranbrook all offer a good range of facilities for everyday needs. The historic town of Battle, famed for its connection to 1066, beautiful Abbey and enchanting High Street is just 6 miles away. Mainline rail services to London Bridge, Charing Cross and Cannon Street are available from nearby Robertsbridge (one mile walk away) with a journey time to London taking just over an hour. There is a good choice of schools in the area, in both the state and private sectors, including Robertsbridge, Hurst Green and Burwash primary schools; Robertsbridge Community College; Claremont (Bodiam); Battle Abbey School; Marlborough House Vinehall (Robertsbridge); Mayfield (girls); Marlborough House and St Ronan's (Hawkhurst); Benenden School and Eastbourne College.





ELEGANT ACCOMMODATION AND DELIGHTFUL GARDENS

This fabulous converted oast house offers well-presented family accommodation with a wealth of period character including exposed brick and beams. The principal reception room and the kitchen/dining room both have French doors opening out to the terrace and delightful gardens which adjoin open countryside. The wonderful triple aspect kitchen/dining room is beautifully appointed with bespoke fitted cupboards, an Aga cooker and conventional oven and space for a dining table. A door leads through to a secondary kitchen/boot room which also has a range of fitted cupboards. The impressive sitting room has attractive wood panelling and a fireplace. Off the sitting room there is an office with fitted desk and shelving, a bathroom and utility room as well as a dining room with craft room off. This area provides flexibility to use as a ground floor bedroom suite or to create an annexe if a buyer required.

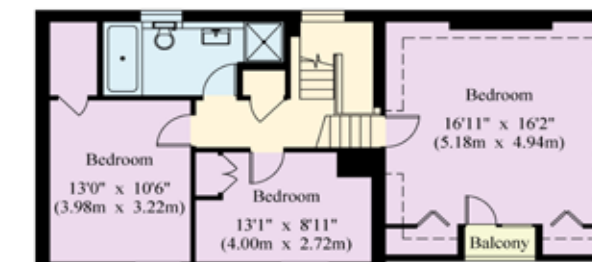
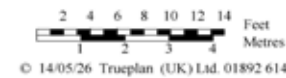
On the first floor, the principal bedroom has a vaulted ceiling, fitted wardrobes and French doors opening out to a balcony with far-reaching views over the gardens and rolling countryside beyond. There are two further bedrooms as well as a beautifully appointed family bath/shower room.

Outside, the house is approached via a track through a five bar gated entrance and driveway leading to the house, parking area and attached double garage with store room. The delightful gardens are laid to lawn and include a large paved terrace running the length of the house, ideal for al fresco dining and entertaining. At one end of the garden there is also a vegetable garden with raised beds and a greenhouse.





Gross Internal Area : 253.6 sq.m (2,729 sq.ft.)
(Including Garage)



First Floor ----- Restricted Height



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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