

**RUSH
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61 High Street, Robertsbridge, East Sussex TN32 5AN
Guide Price £825,000 - £875,000 Freehold

*****GUIDE PRICE £825,000–£875,000*****

Steeped in history and full of soul, this remarkable Grade II-listed former inn sits proudly in the heart of Robertsbridge's picturesque High Street, offering over 3,700 sq ft of truly atmospheric living space spread across three floors — all beautifully restored and brimming with period charm. Behind its handsome façade lies a rich and layered interior: think grand reception rooms with exposed brick and ancient beams, lofty ceilings, roaring fireplaces, and a magnificent Jacobean staircase sweeping through the heart of the home. The kitchen brings a stylish modern twist, cleverly designed around original features, while the generous bedrooms, one with en-suite, span the upper floors with vaulted ceilings, exposed timbers and glorious views over the village rooftops. The cellar below tells its own story, with carved stone, niches, and an enchanting spiral staircase revealing the building's 15th-century roots. Outside, the rear garden is a peaceful retreat — thoughtfully landscaped with mature planting, a lawn and patio, and gated access to a shared garage and parking beyond. Perfectly positioned within the High Weald Area of Outstanding Natural Beauty, with countryside walks, destination dining and heritage landmarks all close by, not to mention Robertsbridge station just a few minutes' stroll away with direct links to London — this is an extraordinary home offering history, lifestyle and character in abundance. A rare gem not to be missed.





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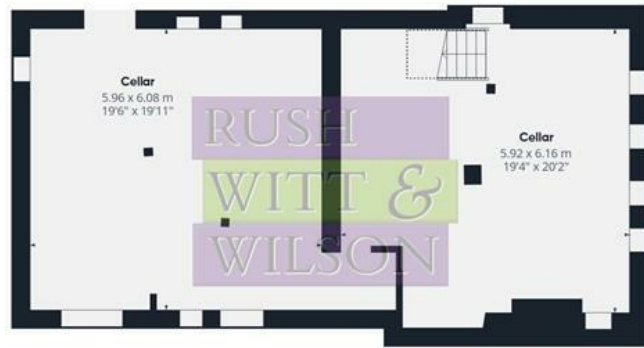
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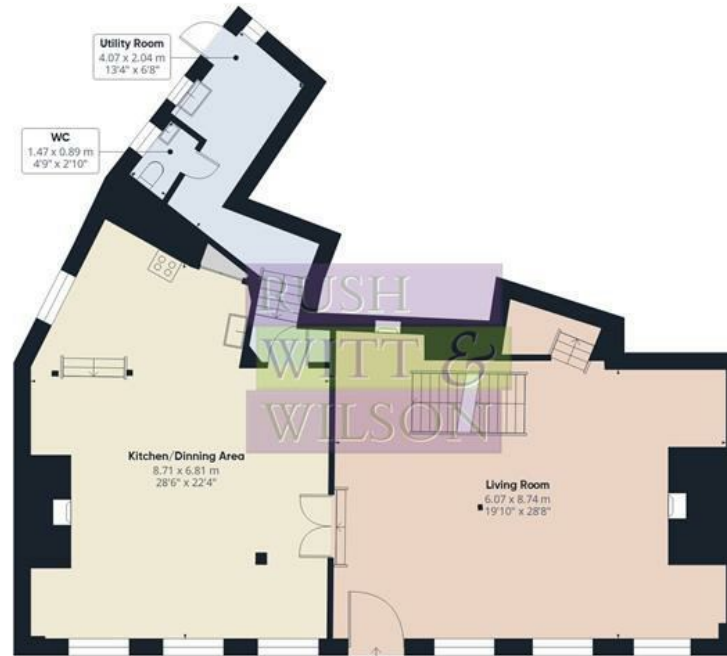
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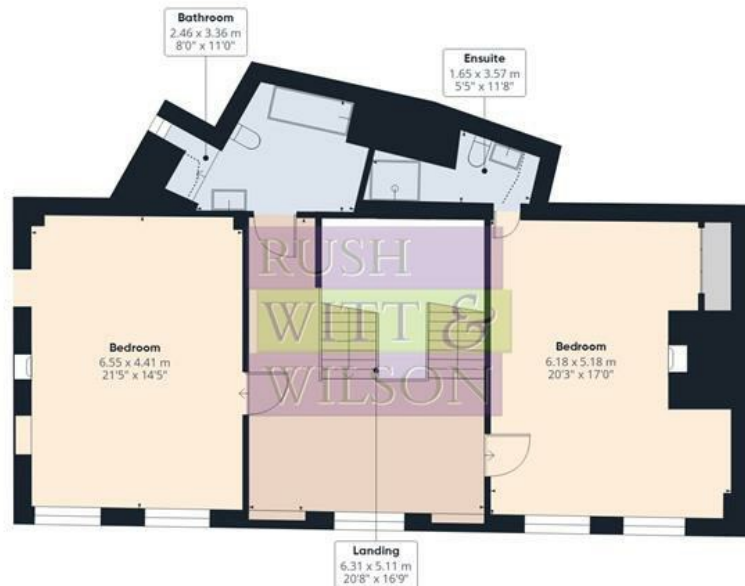
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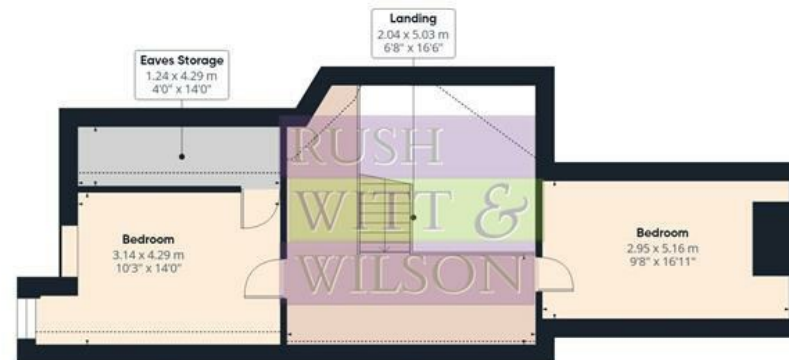
Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

333.2 m²

3587 ft²

Reduced headroom

9 m²

97 ft²

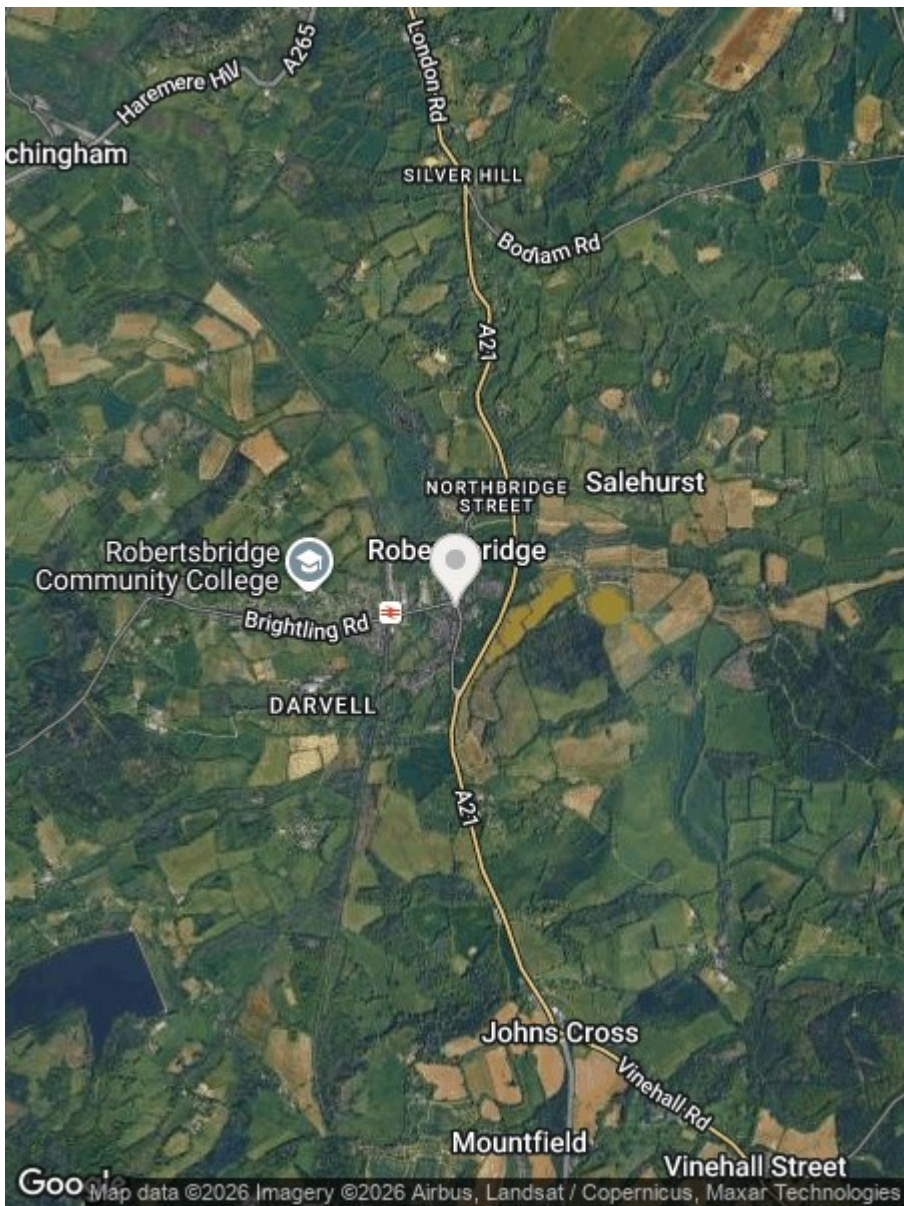
(1) Excluding balconies and terraces

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		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(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

We have been informed by the vendor that the driveway has shared access and Lime Tree Cottage is responsible for 75% maintenance cost for the upkeep.

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:

- 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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