

**RUSH
WITT &
WILSON**



5 Fair Lane, Robertsbridge, TN32 5AS
Guide Price £300,000 - £325,000 Freehold

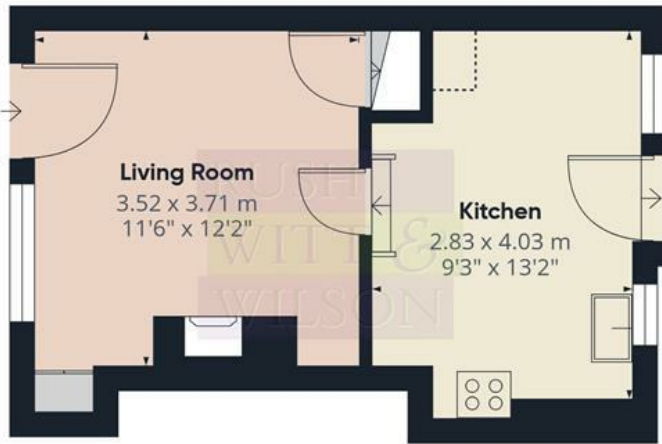
****GUIDE PRICE £300,000-£325,000****

Rush Witt & Wilson are delighted to present this chain free character, Grade II Listed cottage, beautifully maintained and evidently much cared for throughout, and tucked away on a quiet lane just off the High Street in the heart of historic Robertsbridge, a vibrant village with a strong sense of community and surrounded by High Weald countryside with walks right from the doorstep. The property is just a few minutes' walk from the mainline station, with Hastings some 20 minutes away and London Bridge reachable in around 70 minutes. Dating back to the early 1800s, with some features believed to date to the 16th century, this end of terrace timber framed home benefits from secondary glazing and offers a wealth of exposed beams, brick fireplaces and cottage latch doors. The inviting living room centres on an original brick fireplace with wood burning stove and a large storage cupboard, while the kitchen was refitted last year with solid oak worktops and shelves, a limestone tiled floor and integrated fridge freezer, washing machine, dishwasher, Smeg double oven and integrated wine fridge. Upstairs, bedroom one is a beautifully characterful room with exposed beams, a brick fireplace and built-in wardrobes, complemented by a well appointed bathroom, recently updated water tanks, and a surprisingly spacious second bedroom, ideal as an additional bedroom or home office. Outside, the secluded, stone landscaped garden offers a low maintenance and private retreat, surrounded by trees with no overlooking properties, along with a summerhouse connected to mains electricity and a useful brick and tiled outhouse. Access to the rear is via a right of way over the neighbouring drive, with the two adjoining cottages retaining a right of way for bin access. Robertsbridge itself offers an excellent GP surgery and two dentists, along with everyday amenities and the brilliant George Inn.









Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

56.8 m²

611 ft²

Reduced headroom

3.8 m²

41 ft²

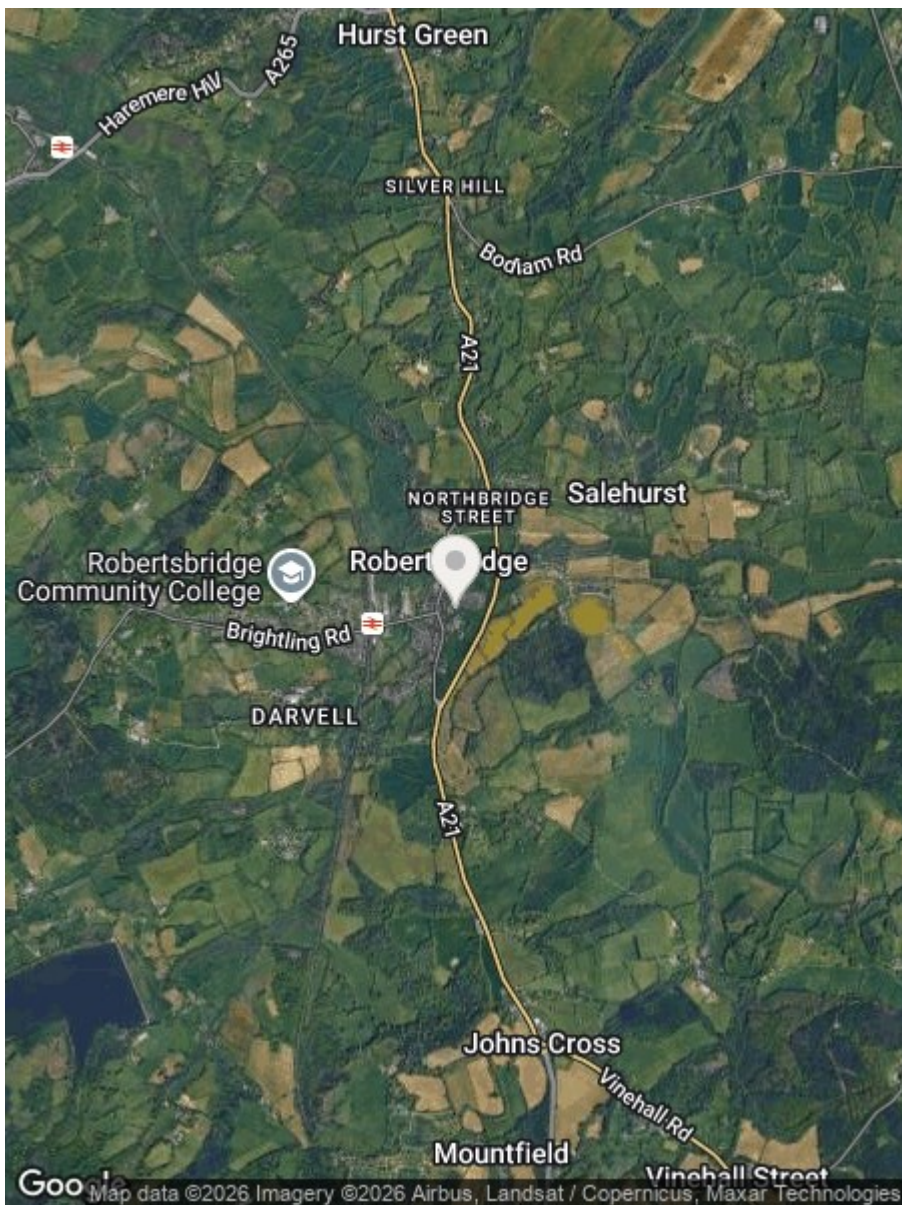
(1) Excluding balconies and terraces

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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	29	
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.

Important Notice:

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