



Little Huntiswood,
Brightling Road,
Robertsbridge,
TN32 5EL



Brightling Road

On the market for the first time since it was built in 2004, an attractive 4 bedroom detached family home that occupies an enviable semi-rural location amidst established gardens yet within close proximity to the village and mainline station, offering extensive parking and integral garage.

Features

DETACHED HOME

4 BEDROOMS

CLOSE TO THE VILLAGE

ESTABLISHED GARDEN

SEMI-RURAL LOCATION

EXTENSIVE PARKING

2 RECEPTION ROOMS

2 EN-SUITES

CLOSE TO THE STATION

GARDEN APPROX 0.25 OF AN ACRE

INTEGRAL GARAGE



Description

An attractive detached executive four bedroom house built in the traditional Sussex style on a good sized plot that presents attractive brick and tile hung elevations below a slate roof on the fringe of the village amidst private gardens with lovely rural views to the front and backing onto open woodland. Viewing is highly recommended to appreciate the spacious accommodation that provides two reception rooms and a kitchen/breakfast room that opens into a utility room. Both the kitchen and dining room have glazed double doors that lead out to the wrap-around terrace and gardens. To the first floor there are four bedrooms, two with an en-suite, as well as a separate family bathroom. Approached over a shared driveway to a five bar gate, there is a large area of gravel parking and turning, bordered with flower beds and mature privacy hedging, with access to the integral garage. To the side and rear of the property are delightful landscaped garden that provides a large area of paved terracing and attractive undulating lawn with established borders that offer a good deal of privacy. The property benefits from all mains services and the heating has dual thermostats enabling heat to either the whole house or the ground and first floors independently. The property is within walking distance of the mainline station and the village centre offering many local amenities including shops, pub, restaurant, a doctor, 2 dentists and a Post Office. There are many recreational facilities close by including a village club, cricket and football teams and Rother Valley Railway. The area is also well served for schools both primary and secondary. The property is beautifully presented and viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a northerly direction to Robertsbridge and on entering the village turn left into Station Road. Proceed along form some distance into Brightling Road and the entrance to the driveway will be found along on the right hand side.

What3Words:///sizing,huddling,operating



THE ACCOMMODATION COMPRISES

A covered porch, a paved area with recessed lighting and panelled door through to

RECEPTION HALL

18' 2" x 6' 1" (5.54m x 1.85m) with stairs rising to first floor landing with window over, ornate coving, understairs recess and door to integral garage.

SITTING ROOM

16' 2" x 11' 10" (4.93m x 3.61m) a triple aspect room with feature fireplace which, subject to inspection could accommodate either a traditional open fire/solid fuel wood burner or modern gas fire or stove.

DINING ROOM

12' 8" x 11' 2" (3.86m x 3.40m) with windows and glazed double doors opening onto the rear terrace and garden with half panelled walls.

CLOAKROOM

with concealed cistern and corner wash hand basin.

KITCHEN/BREAKFAST ROOM

13' 5" x 11' 3" (4.09m x 3.43m) a double aspect room with glazed double doors opening onto the rear terrace and garden, recessed lighting and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with an integrated fridge/freezer, dishwasher and space for a large oven range with extractor canopy above. There is a large area of working surface with under unit tiling and lighting and a double circular bowl sink with mixer tap. The kitchen incorporates a breakfast bar and has a connecting door to

UTILITY ROOM

5' 7" x 4' 9" (1.70m x 1.45m) with obscured window and door to the side garden, wall mounted gas fired boiler, fitted base and wall cabinets with space and plumbing for washer/dryer and working surface with stainless steel sink with mixer tap and drainer.

FIRST FLOOR LANDING

with windows to the front, loft access via concealed ladder and large double cupboard providing hanging and shelving. There is also an airing cupboard with immersion heater.

BATHROOM

9' 4" x 6' 8" (2.84m x 2.03m) with obscured windows to front, part panelled walls and fitted with a panelled bath with centre tap and shower head, wash hand basin with mixer tap, concealed cistern wc and tiled enclosed shower with glazed screen.





MASTER BEDROOM

13' 7" x 12' 8" (4.14m x 3.86m) a double aspect room with attractive views to the front.

EN-SUITE

with obscured windows to side and fitted with a tile enclosed shower with glazed door, vanity sink unit with mixer tap and low level wc.

BEDROOM 2

13' 9" x 11' 9" (4.19m x 3.58m) with windows enjoying views over the rear garden.

EN-SUITE

with obscured windows to side and fitted with a tile enclosed shower with glazed screen, wash hand basin, heated towel rail and low level wc.

BEDROOM 3

11' 10" x 11' 8" (3.61m x 3.56m) with windows enjoying views over the rear garden.

BEDROOM 4

10' 10" x 9' 0" (3.30m x 2.74m) with windows enjoying views over the rear garden.



INTEGRAL GARAGE

21' 5" x 9' 2" (6.53m x 2.79m) with up and over door, window and glazed door to rear.

NOTE: The garage is fully painted and plastered with skirting boards and a radiator due to its original intended use as a further reception room when the property was built. Therefore the garage offers potential for easy conversion, subject to any necessary consents, to further enhance the ground floor accommodation.

OUTSIDE

The property is approached over a shared driveway with a private gated entrance to a large area of gravel turning and parking for several vehicles and with access to the garage. There is a pedestrian gate to each side of the property with paved pathways that wrap around and open out to a large area of paved terracing. The beautiful gardens are well established and offer a great deal of privacy with planted borders that boast an array of specimen plants and shrubs. Sleeper steps rise up from the terrace to an attractive area of undulating lawn. To one side of the property the terracing wraps around to a further area of graveled garden and a further gate leading back round to the front of the property. In all the plot extends to just under 0.20/0.25 of an acre. There is also sufficient space and scope to construct separate garaging, subject to any necessary planning consents.

GROUND FLOOR



1ST FLOOR



NOT TO SCALE - FOR LAYOUT PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

