



Woodside,
Brightling Road,
Robertsbridge,
East Sussex,
TN32 5EL

 Campbell's

Brightling Road

Set in an appealing location on the outskirts of the village and within easy reach of the mainline station, this modern detached four bedroom family home is presented in immaculate order with a luxurious kitchen/family room, 2 separate reception rooms, enclosed garden, parking and garage.

Features

DETACHED HOUSE

KITCHEN/FAMILY ROOM

ENCLOSED GARDEN

CLOSE TO STATION

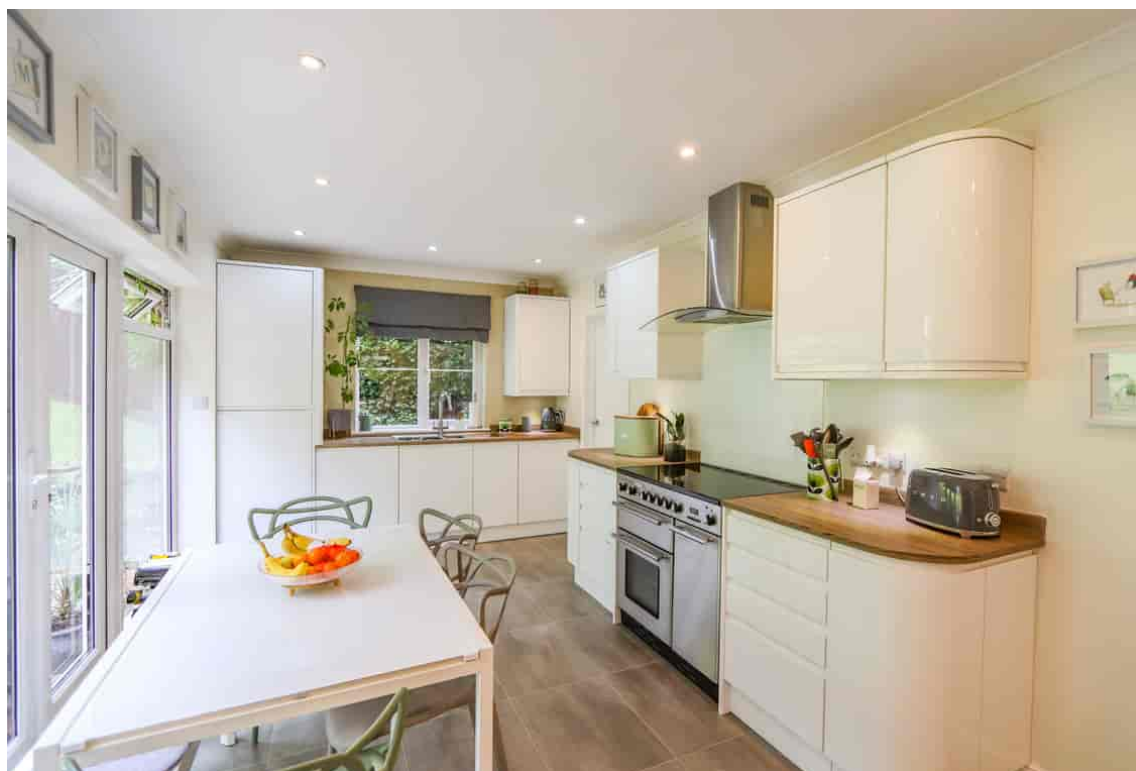
VENDOR SUITED

FOUR BEDROOMS

TWO RECEPTION ROOMS

PARKING AND GARAGE

RECENTLY MODERNISED



Description

Viewing is essential to appreciate this spacious four bedroom family home that occupies a tucked away location off the Brightling Road within a short distance of the village centre and mainline station. Presenting attractive brick and tile hung elevations the house was built approximately 17 years ago and has been improved and upgraded by the current owners. The kitchen/family room provides a stunning kitchen with wide glazing and double doors that open onto the patio and garden. The sitting room has a real flame gas fire and there is also a separate study on the ground floor. The master bedroom is of excellent proportion with luxurious and recently modernised en-suite and there are three additional bedrooms and an upgraded family bathroom. Outside the property has ample parking and a detached garage which is partially sub-divided and could be used as a home office.

Directions

From our office in Battle High Street proceed in a northerly direction taking the third exit at the roundabout onto the A2100 London Road and proceed to the roundabout bearing left onto the A21. Proceed along turning left signposted Robertsbridge and proceed down the hill into the village. Turn left into Brightling Road and proceed up the hill where the entrance will be seen just after Bugsell Lane on the right hand side.

What3Words:///yacht.starts.wells



THE ACCOMMODATION

with approximate room dimensions is approached via a covered porch with outside light and panelled door to

RECEPTION HALL

9' 1" x 8' 2" (2.77m x 2.49m) with stairs rising to first floor landing, wood flooring, multi pane glazed door to kitchen/dining/family room.

WC

with obscured window to side and fitted with a white low level wc and wash hand basin.

KITCHEN/DINING ROOM

29' 9" x 10' (9.07m x 3.05m) An impressive double aspect room with wide glazed windows and two sets of double doors opening onto the patio and garden, Karndean flooring throughout with recessed lighting and fitted with a range of high gloss contemporary base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated fridge, freezer, dishwasher and space for a large oven range with an extractor fan above and a good area of working surface incorporating a 1½ bowl stainless steel sink with mixer tap and drainer. The kitchen provides ample space for a dining table and opens into the living area with further double doors to the garden.

UTILITY ROOM

8' 2" x 4' 9" (2.49m x 1.45m) with window to side, fitted with a wash hand basin with mixer tap, working surface with plumbing for appliances. There is a wall mounted cabinet and a gas fired boiler.

SITTING ROOM

17' 4" x 11' 10" (5.28m x 3.61m) a double aspect room with real flame gas fire with limestone surround and slate hearth.

STUDY

8' 2" x 7' 9" (2.49m x 2.36m) with window to front, wood flooring.

FIRST FLOOR LANDING

with access to loft space, airing cupboard with slatted shelves.





BEDROOM 1

21' 7" x 12' 8" (6.58m x 3.86m) with window to front.

EN-SUITE SHOWER ROOM

with obscured window to front and fitted with a concealed cistern wc, vanity sink unit and glazed shower enclosure. Heated towel rail to side.

BEDROOM 2

14' 6" x 9' 9" (4.42m x 2.97m) with large windows taking in views.

BEDROOM 3

9' 7" x 8' 8" (2.92m x 2.64m) with window to front.

BEDROOM 4

9' 9" x 8' 2" (2.97m x 2.49m) with window to rear.

FAMILY BATHROOM

with obscured window to rear and fitted with a panelled bath with shower over and glazed screen, vanity sink unit with mixer tap, low level wc, heated towel rail.



GARAGE

with up and over door. This is sub-divided to provide a workshop/storage to the rear 12' x 9' 3" and a bike store to the front 9' 3" x 4' 7".

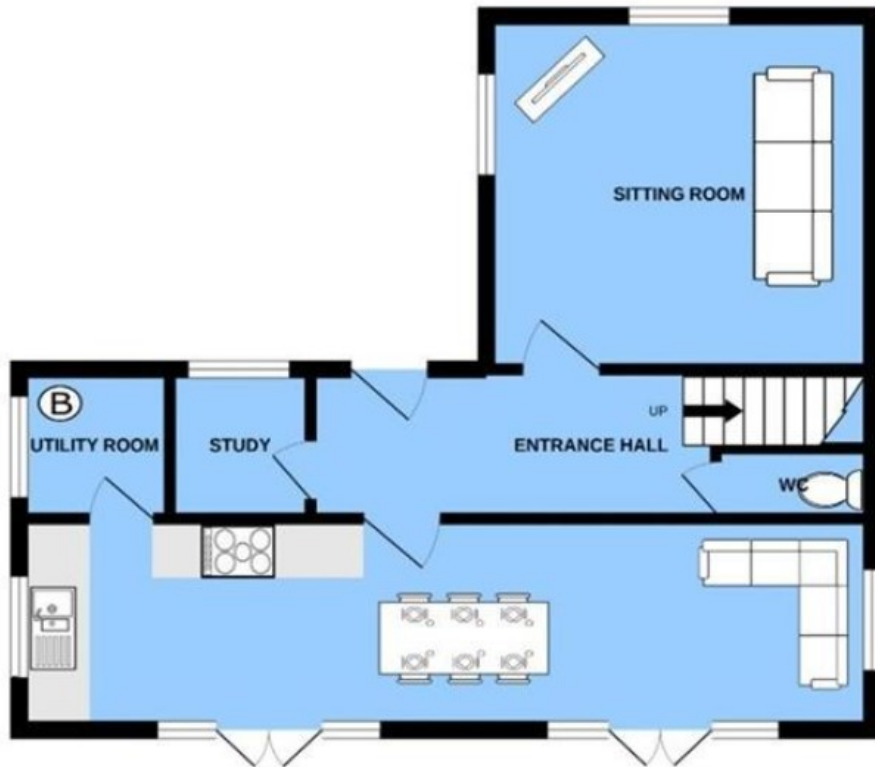
OUTSIDE

The property is approached over a gravel driveway that provides parking and access to the garage. To the front of the property a gated entrance leads to an enclosed gravel courtyard with paved pathway to the front door. A gate leads to the side and rear where there is a large area of patio. The garden rises up being fence enclosed with an additional paved area with pergola and small water feature the whole backing onto an area of woodland.

COUNCIL TAX

Rother District Council

Band F - £3,467.95



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		100
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

