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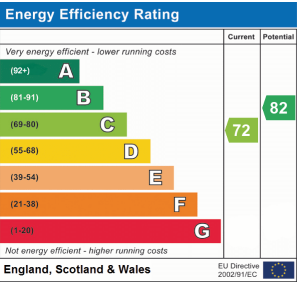
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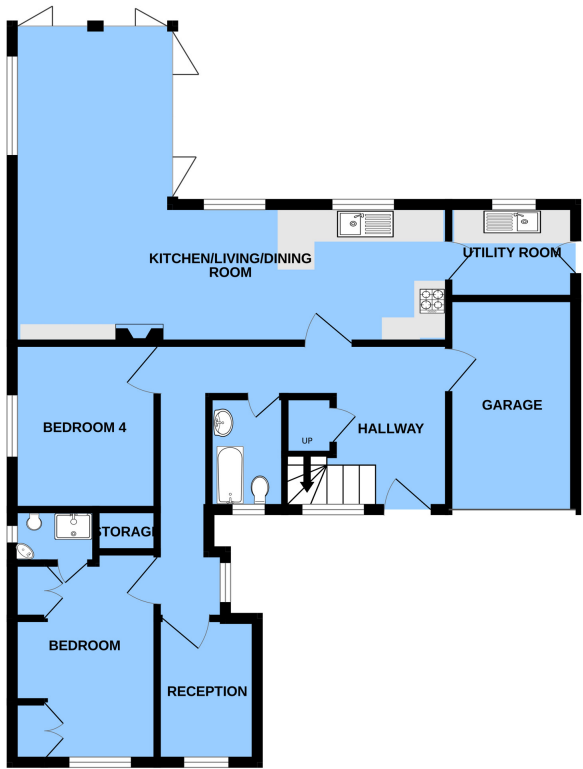
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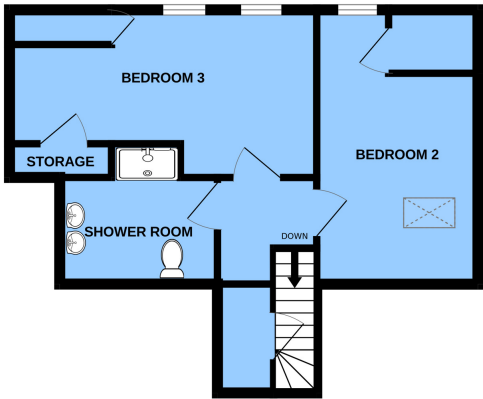
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GROUND FLOOR



1ST FLOOR



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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2 Oakland Drive, Robertsbridge, East Sussex TN32 5EX

£699,950 freehold

Situated in a popular cul-de-sac on the rural outskirts of the village is this spacious 4 bedroom detached chalet style property with a large open plan living/kitchen area, off-road parking, a single garage and an enclosed garden.

Chalet Style Property
Garden Room

4 Bedrooms
Cul de Sac Location

Single Garage
Semi Rural

Enclosed Garden

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Description

Viewing is essential to appreciate this well situated detached chalet style property that presents brick elevations below a tiled roof with double glazing and gas central heating. Extended and altered over the years the spacious accommodation provides an impressive open plan kitchen living area which leads into the dual aspect garden room. There are two/three ground floor bedrooms with a family bathroom and two first floor bedrooms with shower room. Outside the gardens are established with parking and a single garage. Viewing is recommended. Chain Free.

Directions

From the village proceed on the Brightling Road where Oaklands Drive will be at the top of the hill on the right hand side. What3Words: ///outwards.shift.scoping

THE ACCOMMODATION

Comprises panel door to

RECEPTION HALL

11' 6" x 10' 0" (3.51m x 3.05m) with stairs rising to first floor landing, under stairs cupboard and opening to

HALLWAY

Loft access and airing cupboard.

KITCHEN/BREAKFAST ROOM

30' 3" x 11' 10" (9.22m x 3.61m) with windows to garden, part tiled and part wood flooring, range of high gloss kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances, low-level oven and a large area of working surface incorporating a breakfast bar, one and a half bowl stainless steel sink and both a ceramic and gas hob with extractor fan above. The kitchen opens into the breakfast area with a woodburning stove and range of cupboards, open into the

GARDEN ROOM

11' 9" x 10' 9" (3.58m x 3.28m) A double aspect room with bi-fold doors opening onto the garden, oak flooring.

UTILITY ROOM

8' 3" x 5' 11" (2.51m x 1.80m) with window to garden, door to side, tiled floor, base unit with space and plumbing for appliances, work surface, stainless steel sink.

BATHROOM

7' 7" x 5' 10" (2.31m x 1.78m) Obscured window to rear, fitted with a panelled bath with shower attachment, low level WC and vanity sink unit with mirror behind.

BEDROOM

10' 0" x 9' 0" (3.05m x 2.74m) with wood flooring, windows to side.

BEDROOM

15' 0" x 9' 11" (4.57m x 3.02m) Windows to front, two wardrobe cupboards, door to



EN-SUITE

6' 0" x 4' 10" (1.83m x 1.47m) part tiled with a large corner shower, concealed cistern WC and corner wash hand basin, heated towel.

BEDROOM/STUDY

8' 5" x 7' 4" (2.57m x 2.24m) with window to front.

FIRST FLOOR LANDING

BEDROOM

14' 11" x 12' 0" (4.55m x 3.66m) Dual aspect, storage cupboard.



BEDROOM

17' 7" x 10' 10" (5.36m x 3.30m) max narrowing to 5' 6" (1.68m) Window to garden.

SHOWER ROOM

9' 7" x 6' 0" (2.92m x 1.83m) Velux window, double sink unit with mixer taps and mirrors above, shower enclosure, WC, heated towel rail.

GARAGE

17' 2" x 8' 0" (5.23m x 2.44m) Window to side, wall mounted gas fired boiler.

OUTSIDE

The property is approached over a block paved driveway providing parking and leading to the garage. The whole being fence and hedge enclosed with a small area of gravel garden. A paved pathway leads to the side giving access to the rear garden where there is a raised area of decking, paved patio and level area of lawn, fence enclosed with a summer house.



COUNCIL TAX

Rother District Council
Band F - £3,631.24

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

