



Oakcroft,  
Poppinghole Lane,  
Robertsbridge,  
East Sussex,  
TN32 5BH



# Poppinghole Lane

Set in a private and tucked away location fronting a bridleway this detached chalet bungalow offers excellent equestrian facilities with grounds equating to 4.5 acres (tbv) including paddocks and up to 13 stables with additional outbuildings, open fronted barn and garage. Enjoying far reaching views towards Darvel Reservoir.

## Features

DETACHED CHALET BUNGALOW

STABLE COMPLEX

OPEN FRONTED BARN

FAR REACHING VIEWS

EQUESTRIAN FACILITIES

SAND SCHOOL

ADDITIONAL OUTBUILDINGS

PRIVATE AND TUCKED AWAY  
LOCATION



## Description

This large detached three bedroom chalet bungalow occupies a tucked away location up a long private road fronting a bridleway on the outskirts of Robertsbridge. The property is in need of general improvements but offers excellent scope and takes full advantage of its lovely setting with rural views over Darvel Reservoir and Dallington woods. The generous kitchen/breakfast room has a wood burning stove and the large double aspect living room enjoys views of the paddocks and sand school. There are three bedrooms, one with en-suite as well as a separate bathroom. Externally the property sits within established gardens that offer a good deal of privacy from the adjoining bridleway. In addition a complex of 13 brick and timber stables with associated tack room, hay barn and stores requires upgrading. It is thought there may be some planning potential within this area, subject to any necessary consents. The stabling benefits from separate vehicular access and a small adjoining paddock, whilst to the rear of the property is a full size sand school that is surrounded by additional paddocks as well as attractive pond which is enclosed with a small area of copse. The property is conveniently situated close to Robertsbridge which is a popular village with mainline station, a variety of schools and shopping facilities and in addition there is good access to the A21 which the land adjoins but is well screened from.

## Directions

From Robertsbridge head south on the A21 turning into Poppinghole Lane. Proceed for a short distance and the property will be found on the right hand side.  
What3Words: [///jabs.minds.disgraced](https://www.what3words.com////jabs.minds.disgraced)



**ENTRANCE HALL**

32' 0" x 4' 0" (9.75m x 1.22m) widening to 6' 10" (2.08m) with large walk-in cupboard.

**KITCHEN/BREAKFAST ROOM**

26' 1" x 12' 10" (7.95m x 3.91m) A dual aspect room with stable door to outside and attractive views over the grounds. There is a range of base and wall mounted kitchen cabinets providing cupboards and drawers with spaces and plumbing for appliances and a working surface that incorporates a stainless steel sink. The kitchen opens into the dining area.

**LIVING ROOM**

21' 10" x 15' 0" (6.65m x 4.57m) A dual aspect room with double doors to the garden, fireplace (not in use).

**FAMILY BATHROOM**

8' 0" x 7' 0" (2.44m x 2.13m) With window to front and fitted with a panelled bath with shower over, close coupled WC, pedestal wash hand basin and cupboard housing water tank.



**BEDROOM**

13' 2" x 13' 0" (4.01m x 3.96m) With bay window.

**BEDROOM**

21' 10" x 13' 0" (6.65m x 3.96m) With large cupboard and window to side.

**EN-SUITE**

9' 9" x 6' 10" (2.97m x 2.08m) Partly tiled with a corner shower, vanity sink unit, low level wc and heated towel rail.

**FIRST FLOOR LANDING**

With access to

**BEDROOM**

18' 6" x 10' 8" (5.64m x 3.25m) overall. Of irregular shape with two dormer recesses enjoying a dual aspect with eaves storage space.



## **OUTSIDE**

The property is approached over a driveway that gives access to the garage.

## **GARAGE**

22' 3" x 10' 5" (6.78m x 3.17m) With up-and-over door and dormer window to rear.

## **STABLE COMPLEX**

The stable complex is served by a separate access which opens to paddock and a large area of concrete yard. The stables wrap around a concrete yard comprising of two timber stable buildings and a brick built stable block that is in need of repair providing four brick built stables with separate tack room, all approximately 14' 0" x 10' 9" (4.27m x 3.28m). In addition the open fronted garage/barn 17' 5" x 17' 3" (5.31m x 5.26m) which has two stables to the rear measuring approximately 25' 0" x 17' 5" (7.62m x 5.31m) both full size boxes with stable doors to both front and rear. There is a separate timber stable block comprising of four stables and hay barn, two further stables and tack room as well as a separate single stable building. 9' 5" x 9' 3" (2.87m x 2.82m).

The sand school is located to the rear of the property, being full size and post and rail enclosed.

The grounds wraparound and are subdivided into paddocks with a small pond and attractive copse. About 4.5 acres (tbv).

NOTE: The property is located up a private road which we believe is under Highways control where there is a bridleway. The property may be liable for maintenance contributions.

In addition there is a private drainage system.

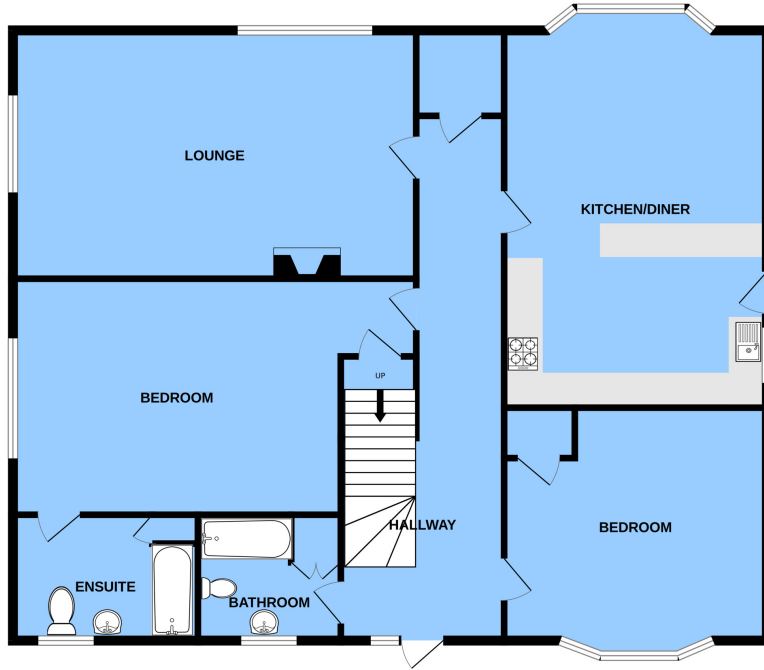
## **COUNCIL TAX**

Rother District Council

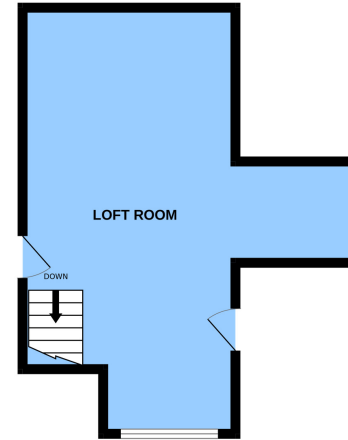
Band F - £3,467.95



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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