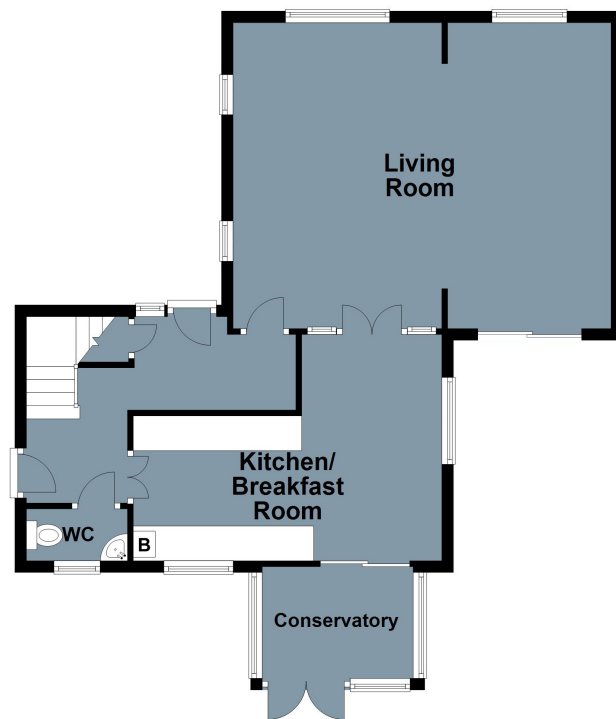


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Ground Floor

Approx. 69.6 sq. metres (749.6 sq. feet)



First Floor

Approx. 64.9 sq. metres (698.4 sq. feet)



Total area: approx. 134.5 sq. metres (1448.0 sq. feet)
 For illustration purposes only - not to scale



Adams Platt, High Street, Robertsbridge, East Sussex TN32 5AQ £650,000 freehold

A surprisingly spacious detached family home with generous garden, garage and off-road parking just off Robertsbridge High Street within walking distance of the mainline station and schools.

- Detached House
- Central Village Location
- 4 Bedrooms
- 2 Bathrooms
- Open Plan Reception Space
- Private Established Garden
- Garage, Parking and Workshop

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Description

Adams Platt is a unique property nestled in the heart of Robertsbridge conservation area just off the High Street in a private and calm setting. The property (unlisted) has a welcoming hallway that leads into the well appointed and spacious kitchen/breakfast room with an adjacent conservatory overlooking the rear garden. The reception room is a particularly impressive space currently arranged as one open plan living/dining room with a triple aspect and centres around a working fireplace. This could be arranged as two separate spaces should one choose. A turned staircase gives access to a spacious first floor landing. There are three double bedrooms, one of which has an en-suite shower room. There is a 4th bedroom which is currently being utilised as a study; also a family bathroom. Externally the property boasts off-road parking for several cars, a double garage with workshop, several sheds and a greenhouse, the property has solar panels installed. The garden is a particular feature of the property and offers a very high level of privacy and is considered to be of a very good size considering its location in the centre of the village. The garden is well stocked and enjoys a southerly aspect.

Robertsbridge offers two village stores, a pharmacy, bakery, two public houses and an Indian restaurant. There is a doctors surgery, dentist and veterinary centre. The property is within walking distance of both a primary and secondary school and the mainline station which offers services into London Charing Cross and down to the coast. A more comprehensive range of amenities can be found at nearby Hawkhurst to the north or Hastings and St Leonards to the south. The area is well served for country walks, areas of Outstanding Natural Beauty and sites of historical interest.

Directions

On entering Robertsbridge from the A2100, proceed to the centre of the village, passing Station Road on the left hand side and just after The Floral Boutique on the right there is a private driveway that leads up to a number of properties. Adams Platt will be found on the right hand side up a driveway. What3Words: ///candidate.snippet.touchy

THE ACCOMMODATION

With approximate dimensions, is approached via steps up to the

COVERED ENTRANCE PORCH

Giving access to the front door which leads into a

SPACIOUS ENTRANCE HALL

Large under stairs storage cupboard, staircase giving access to the first floor; parquet flooring, door to outside.

WC

Window, WC, corner wash basin, heated towel rail and shelved storage cupboard.

KITCHEN/BREAKFAST ROOM

17' 6" x 13' 0" (5.33m x 3.96m) max, a delightful double aspect room with two windows into the rear gardens, variety of wall and base units of a Shaker style incorporating cupboards and drawers with large areas of granite effect work surfaces, stainless steel one and a half bowl sink unit with mixer tap, tiled splash back, integrated Zanussi electric oven and grill, four ring gas hob with extractor hood over; wall mounted Worcester Bosch boiler; tiled flooring, sliding doors giving access into the

CONSERVATORY

8' 6" x 6' 4" (2.59m x 1.93m) Double doors giving access into the garden, stripped wood flooring.



SITTING/DINING ROOM

22' 2" x 17' 6" (6.76m x 5.33m) overall, a delightful triple aspect room with windows to front, side and rear of the property, the dining area measures 17' 6" x 11' 10" (5.33m x 3.61m), double aspect, opening into the Sitting Room 17' 6" x 9' 3" (5.33m x 2.82m) which is centered around a working log burner with red brick surround and mantle, double aspect with french doors leading to the rear garden, television aerial point, door to entrance hall.

From the entrance hall is a turned staircase with half landing and stained glass window to the side of the property leads to the



FIRST FLOOR LANDING

Partially galleried, radiator; window to side.

MASTER BEDROOM

14' 5" x 10' 0" (4.39m x 3.05m) Double aspect room with windows to side and rear; fitted cupboard, television aerial point, door into

EN-SUITE

WC, shower unit, vanity unit incorporating basin with cupboards under; tiled walls, shaver point.

BEDROOM TWO

17' 7" x 9' 7" (5.36m x 2.92m) max, double aspect room with windows to front and rear; loft access, wall mounted light fittings.

BEDROOM THREE

11' 11" x 11' 0" (3.63m x 3.35m) Double aspect with windows to side and front of the property.

BEDROOM FOUR/STUDY

8' 6" x 6' 3" (2.59m x 1.91m) Window to the side of the property, stripped floorboards, fitted desk and shelved cupboard unit.

FAMILY BATHROOM

17' 11" x 5' 8" (5.46m x 1.73m) Window to the rear of the property, WC, pedestal wash hand basin, close panelled bath, fully tiled walls, chrome tap fittings, recessed lighting to ceiling, loft access.

GARAGE

17' 5" x 15' 11" (5.31m x 4.85m) Remote operated roller shutter door; power and light, door into WORKSHOP AREA 17' 0" x 8' 8" (5.18m x 2.64m) power and light.



OUTSIDE

To the front of the property is a hardstanding which provides parking for two vehicles. There are steps up to the side of the garage to the entrance porch and additional pathway that leads around to the front of the property with retaining sleeper wall and is well stocked with bushes and mature shrubs. There is a side gate and a SUBSTANTIAL COVERED SIDE PORCH with light and power. Shed.

Immediately to the rear of the property there is a generous patio area with retaining wall and steps up to the lawned area, there is a pergola with grapevine. The garden offers a fantastic degree of privacy.



COUNCIL TAX

Rother District Council
Band F - £3,565.35

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.