

**RUSH
WITT &
WILSON**



**Woodside Brightling Road, Robertsbridge, East Sussex TN32 5EL
Guide Price £650,000 - £695,000 Freehold**

****Guide Price £650,000 – £695,000**** Just a mile from the heart of Robertsbridge village and its mainline station, this enchanting four-bedroom detached home marries modern comfort with timeless character. Lovingly enhanced and meticulously cared for by its current owners, it offers generous parking, a detached garage, and a rear garden that feels like a secluded retreat, bordered by mature shrubs and open countryside. A welcoming covered porch leads into a bright and airy entrance hall, flowing seamlessly into the elegant double-aspect sitting room. Sunlight dances across the space, while a real flame gas fire with a limestone surround creates a warm, inviting focal point – perfect for cosy winter evenings or quiet reflection with a book in hand. At the heart of the home, the open-plan kitchen, dining, and family room is truly spectacular. Sleek high-gloss units, integrated appliances including a Rangemaster cooker and Kenwood dishwasher, and elegant Karndean flooring set a contemporary yet timeless tone. Double doors open onto a paved terrace, effortlessly blending indoor and outdoor living for summer entertaining or relaxed family gatherings. A practical utility room and a front-facing study provide space for work and daily chores, while a stylish cloakroom completes the ground floor. Upstairs, the principal bedroom is a serene retreat with a chic en-suite shower room, complemented by three further bedrooms enjoying garden or countryside views, and a modern family bathroom. Built-in storage and loft access complete the upper level. Outside, the rear garden is a true haven, with a raised lawn, paved entertaining areas, and a charming arbour – perfect for morning coffee or evening drinks under the stars. The gravel driveway offers ample parking and access to the detached garage. This is a home that effortlessly blends elegance, practicality, and warmth – a place to live, laugh, and create lasting memories in one of Robertsbridge’s most sought-after locations.





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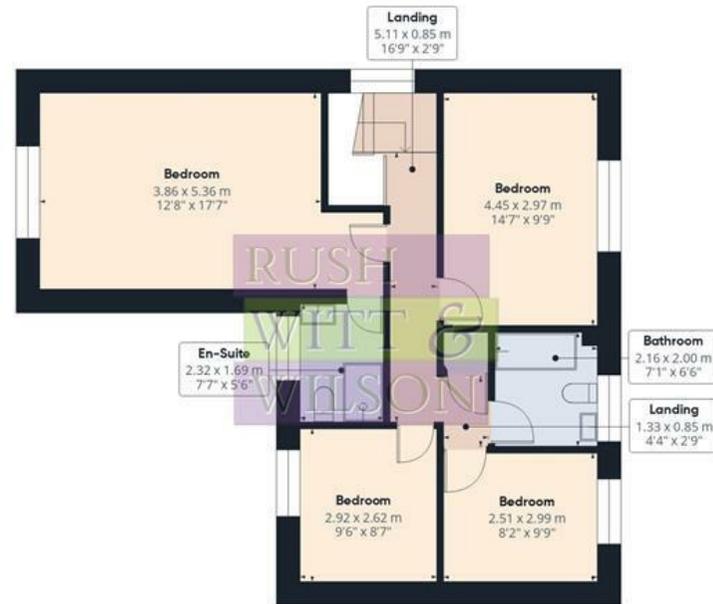


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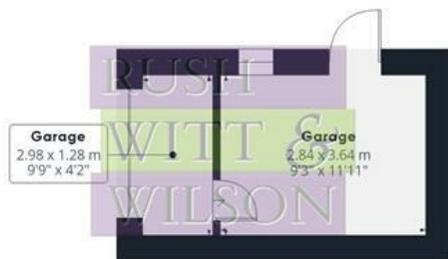




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

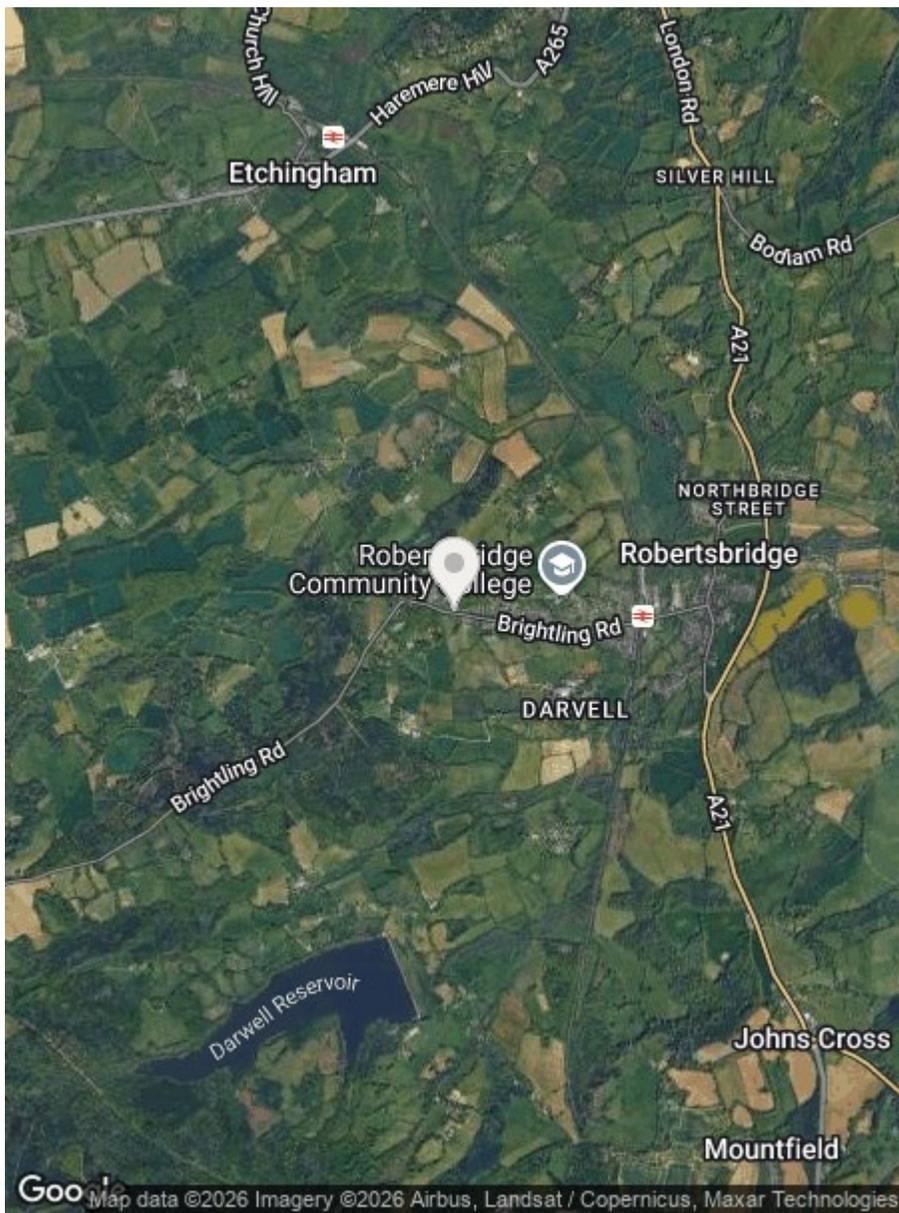
146.5 m²

1578 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

- Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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