Hambledon Langham Road, Robertsbridge, TN32 5DT
Guide Price £700,000 - £750,000 Freehold

****GUIDE PRICE £700,000-£750,000****

Tucked away and wonderfully private off the highly sought after Langham Road, this spacious single storey home offers a ready-made annexe opportunity: two en-suite bedrooms at the end of the corridor, one with its own door to the garden, ideal for dual family living, a dependent relative or independent guests. Set well back from the road, a long gravel drive winds up to the house and opens into generous off road parking, giving a real sense of seclusion and arrival. The flexibility here is remarkable, suiting growing families, downsizers or anyone wanting generous space in a peaceful setting. Inside, the rooms are spacious and finished with taste, and a wide hall links the sociable heart of the home to the bedroom wing so everyday life and quiet retreat sit comfortably apart. The living room, with engineered wood flooring and dual aspect windows, is filled with natural light, and French doors open onto a pergola and awning covered patio, made for long summer evenings. It flows into a separate dining room, perfect for hosting, while the central kitchen/breakfast room with utility space opens onto the rear garden. There are five bedrooms in all, two en-suite, plus a family bathroom with bath and separate walk-in shower. Outside, the south facing gardens are beautifully landscaped, with a large patio and views across the Robertsbridge valley towards Johns Cross. A powered wooden shed suits a workshop, the greenhouse invites tomato growing, and the double garage with mezzanine offers secure parking, hobby space or storage, with solar panels adding a sensible modern touch. The much sought after village of Robertsbridge brings shops, cosy pubs, a mainline station, a choice of nearby schools and a friendly, active community, all within the High Weald Area of Outstanding Natural Beauty, where countryside walks start almost on your doorstep, private, yet perfectly connected.

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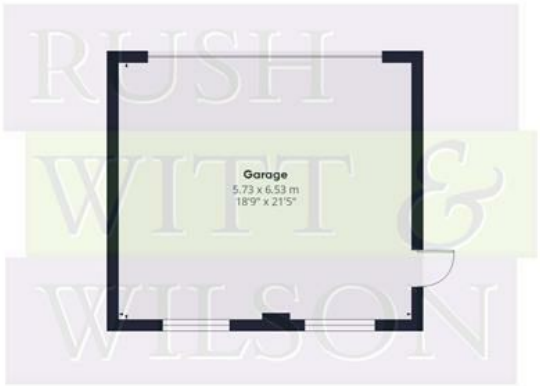
Floor 0 Building 1



Floor 0 Building 2

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Approximate total area(1)

199.9 m²

2150 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.

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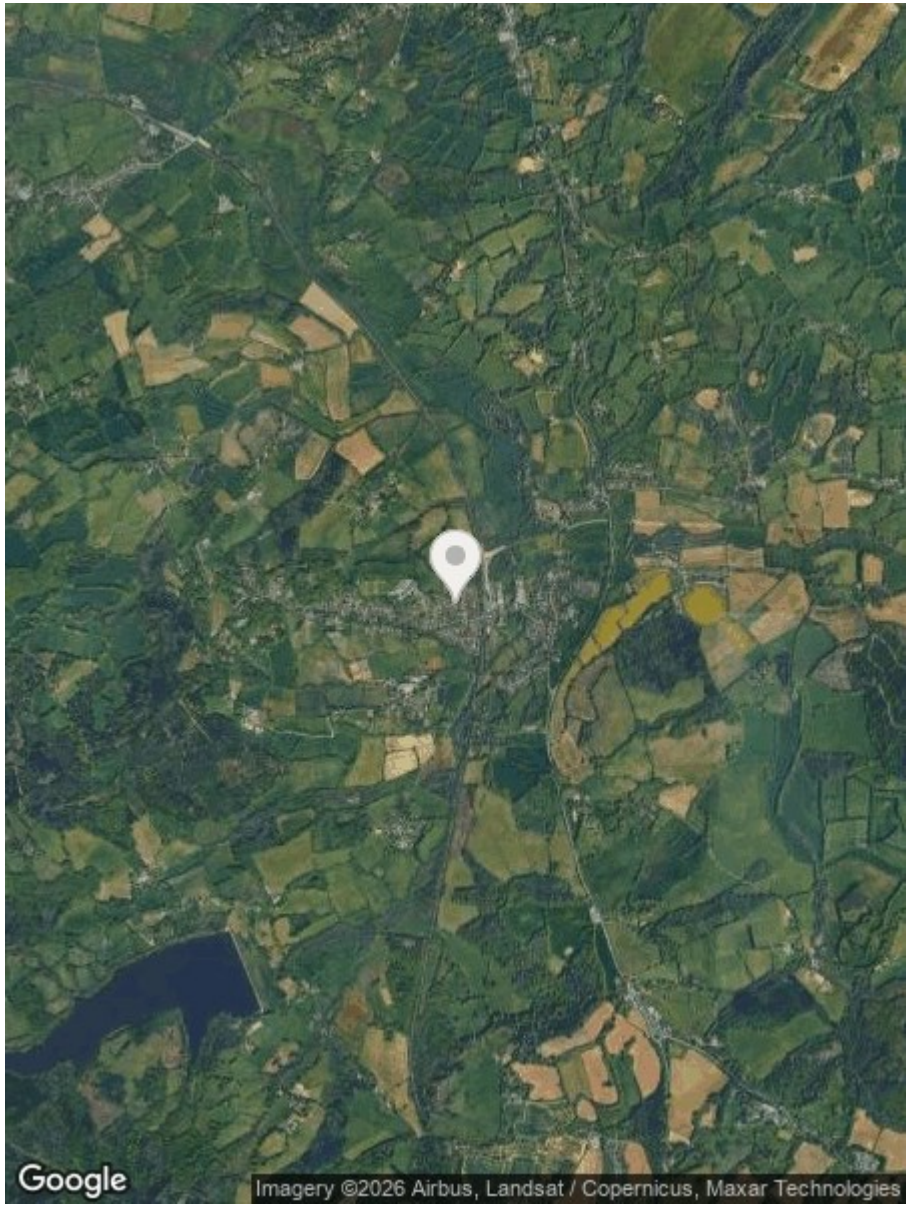

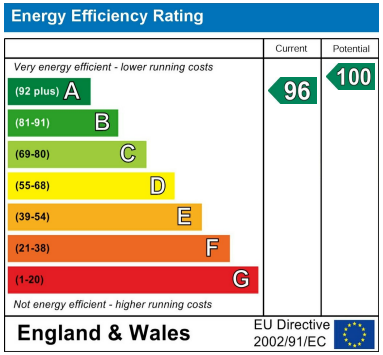

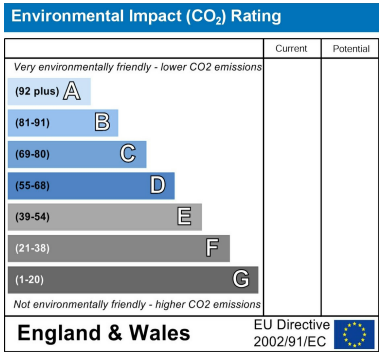

Council Tax Band - F

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.

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