

**RUSH  
WITT &  
WILSON**



**3 Bantony Manor, Silverhill, Robertsbridge, East Sussex TN32 5PA  
£480,000**

**This exquisite attached property forms part of an impressive Grade II listed manor house. Having undergone a meticulous restoration and refurbishment, this stunning period property has been thoughtfully divided into four separate residences, each retaining its unique charm and character.**

**As you enter this delightful home, you are greeted by a spacious sitting room that seamlessly flows into a well-appointed kitchen and dining area, perfect for entertaining family and friends. The accommodation spans three levels, offering a harmonious blend of modern living and period features, including exposed timbers, elegant sash windows, and a cosy log-burning stove that adds warmth to the sitting room.**

**The first floor boasts two inviting bedrooms, including a generous master suite complete with a large en-suite bathroom, ensuring a private retreat for relaxation. An additional cloakroom on this level adds convenience. Ascend to the top floor, where you will find two further bedrooms, ideal for guests or family, along with an additional shower room.**

**Set back from the road, the property is approached via a long driveway, providing a sense of privacy and tranquillity. Enjoy the beauty of rural views from your home, along with the benefit of two parking spaces and additional visitor parking.**

**This remarkable property offers a rare opportunity to own a piece of history in a serene setting, combining modern comforts with timeless elegance. Don't miss the chance to make this enchanting property your new home.**



Property is approached via a long driveway leading up to the parking area, a pathway then leads to a solid wooden entrance door leading through into:

**Sitting Room**

14'6" x 14'4" extending to 18'4" (in entrance area (4.42m x 4.37m extending to 5.59m (in entrance area)  
Traditional wooden sash window to front aspect aspect , wealth of exposed wall and ceiling timbers, wooden flooring, fireplace housing a wood burning stove set on slated tiled hearth with exposed bricks and a wooden mantle over, radiator, opening through into:

**Kitchen/Dining Room**

13'8 x 17'3 (4.17m x 5.26m)  
The kitchen is fitted with a comprehensive range of wall and base mounted units with manufactured quartz work surface, inset double bowl ceramic sink unit with mixer tap, eye level oven with two independent sections and a proving drawer, combination microwave and electric induction hob with AEG extractor fan over, integrated dishwasher, cupboard housing wall mounted boiler, integrated washing machine, space for tumble dryer, space for American style fridge/freezer, exposed ceiling timbers, space for a large family dining table, laminate flooring and original windows to rear aspect and traditional wooden and glazed door with rear access.

**Inner Hallway**

10'8 x 3'5 extending wider to incorporate the stair (3.25m x 1.04m extending wider to incorporate the stairs)  
Understairs storage cupboard, radiator, stairs rising to the first floor, wooden latch door leading into:

**Cloakroom/WC**

3'2 x 5'9 (0.97m x 1.75m)  
Low level WC, pedestal wash hand basin, chrome heated towel rail.

**First Floor**

**Landing**

16'5 x 3'1 extending to 12'11 forming an I shape (5.00m x 0.94m extending to 3.94m forming an I shape)  
Wealth of exposed beams, stairs rising to the second floor, large built in cupboard 6'8 x 2'9 (2.03m x 0.84m), doors off to the following:

**Cloakroom/WC**

5'2 x 3'6 (1.57m x 1.07m)  
Traditional window to rear aspect, low level wc, wash hand basin with mixer tap, extractor fan, tiled floor, radiator.

**Bedroom One**

11'1 extending to 14'5 x 14'4 (3.38m extending to 4.39m x 4.37m)  
Traditional leaded glazed window to front aspect with a stunning rural outlook, wealth of exposed wall and ceiling timbers, radiator, door through to:

**En-Suite Shower Room**

10' x 7' (3.05m x 2.13m)  
Sash window to front aspect, fitted with a low level wc, vanity wash hand basin with mixer tap and storage beneath, large walk in shower with fixed glass screen, hand held attachment and fixed rainfall shower head, tiled floor, part tiled walls, chrome heated towel rail, radiator.

**Bedroom Four**

13'7 x 10'6 (4.14m x 3.20m)  
Forming a slightly irregular shape, built in corner cupboard, radiator, traditional window to rear aspect.

**Second Floor**

**Landing**

High level sash window, radiator, slightly restricted head height proceeding through to a storage area which is 8'1 x 3'5 (2.46m x 1.04m), doors off to the following:

**Shower Room**

5'4 x 10'7 (1.63m x 3.23m)  
Forming an irregular shape and is within the eaves with a charming traditional glazed dormer style window with a

delightful outlook over the surrounding countryside, fitted with a low level wc with concealed cistern, wash hand basin with mixer tap and storage beneath, walk in shower with handheld attachment, tiled walls, tiled floor, extractor fan, heated towel rail.

**Bedroom Two**

16'7 x 11' to the max (5.05m x 3.35m to the max)  
Forming a slightly irregular shape and within the eaves, traditional wooden glazed dormer style window to rear aspect, exposed wall timbers, radiator.

**Bedroom Three**

11'6 x 18'2 max within the eaves (3.51m x 5.54m max within the eaves)  
Traditional glazed dormer style window to front aspect with delightful rural views, exposed wall timbers, two eaves storage cupboard, feature cast iron fireplace and surround, radiator.

**Outside**

**Garden**

Small triangular grassed area to the front of the property.

**Off Road Parking**

Residents parking as well as additional visitor parking,

**Charges**

We have been advised that £100pcm is currently paid to contribute to the shared private drainage, communal garden area and parking area.

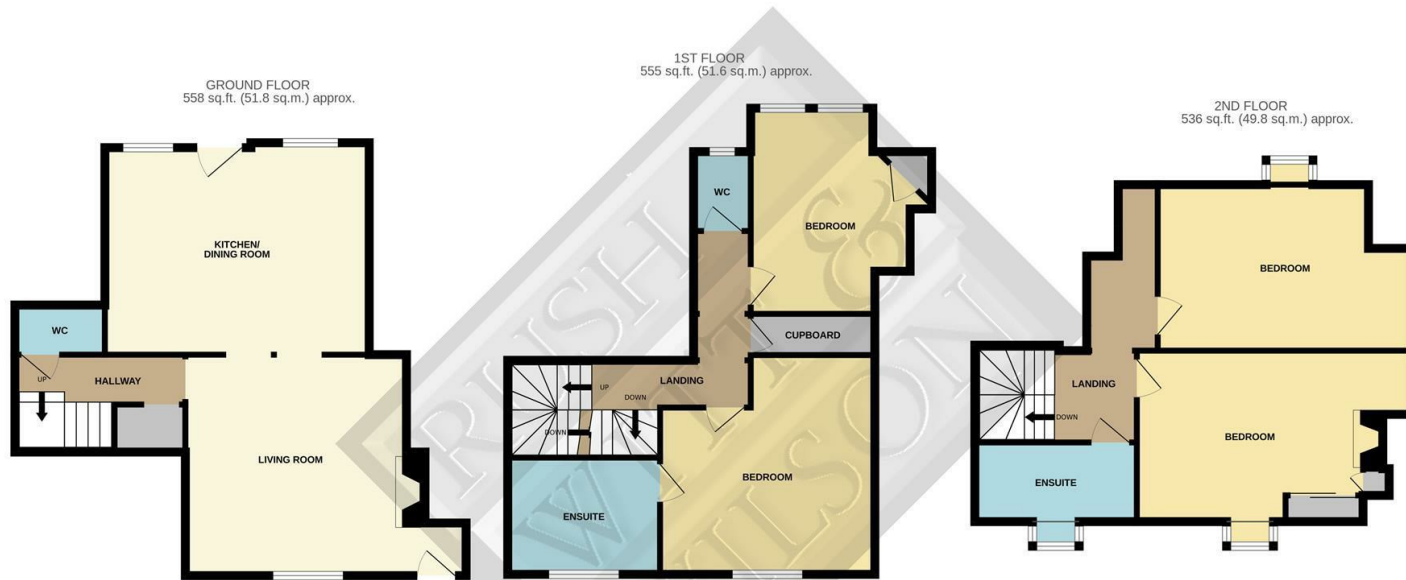
**Agents Note**

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.

Council Tax Band -E

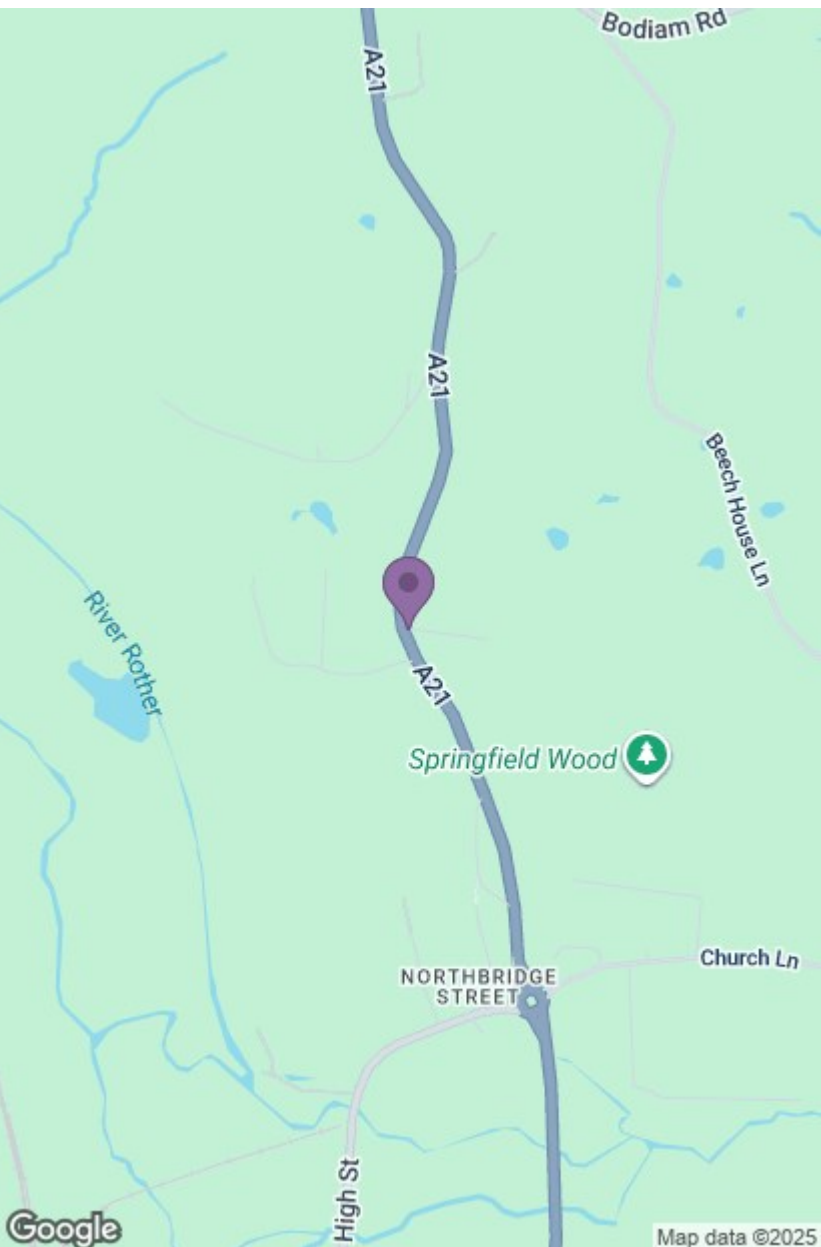




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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| Energy Efficiency Rating                    |  | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                 |  |                         |           | (82 plus) A   |  |                         |           |
| (81-91) B                                   |  |                         |           | (61-81) B   |  |                         |           |
| (69-80) C                                   |  |                         |           | (49-60) C   |  |                         |           |
| (55-68) D                                   |  |                         |           | (35-48) D   |  |                         |           |
| (39-54) E                                   |  |                         |           | (20-34) E   |  |                         |           |
| (21-38) F                                   |  |                         |           | (11-19) F   |  |                         |           |
| (1-20) G                                    |  |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|   |  |                         | 71        |   |  |                         |           |
|   |  |                         | 43        |   |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           | England & Wales   |  | EU Directive 2002/91/EC |           |



**RUSH  
WITT &  
WILSON**

Residential Estate Agents  
Lettings & Property Management



88 High Street  
Battle  
TN33 0AQ  
Tel: 01424 774440  
battle@rushwittwilson.co.uk  
www.rushwittwilson.co.uk