

**RUSH
WITT &
WILSON**



**Bell Lodge Vinehall Road, Robertsbridge, East Sussex TN32 5JN
£615,000 - Freehold**

A Charming Grade II Listed Country Home with Character, Land & Versatility, set within approximately 1.25 acres of beautifully established and private grounds, this delightful Grade II listed home offers a wonderful mix of period charm, flexible living space, and rural tranquility — all just a short drive from both Robertsbridge and the historic market town of Battle. Lovingly maintained, the property provides up to three bedrooms and three reception areas, including a generous sitting room, a versatile study or third bedroom, and a bright conservatory with a cosy wood burner — ideal for enjoying the garden outlook year-round. The country-style kitchen is supported by a useful utility/shower room, while upstairs there are two large double bedrooms, one with an en suite, as well as a family bathroom.

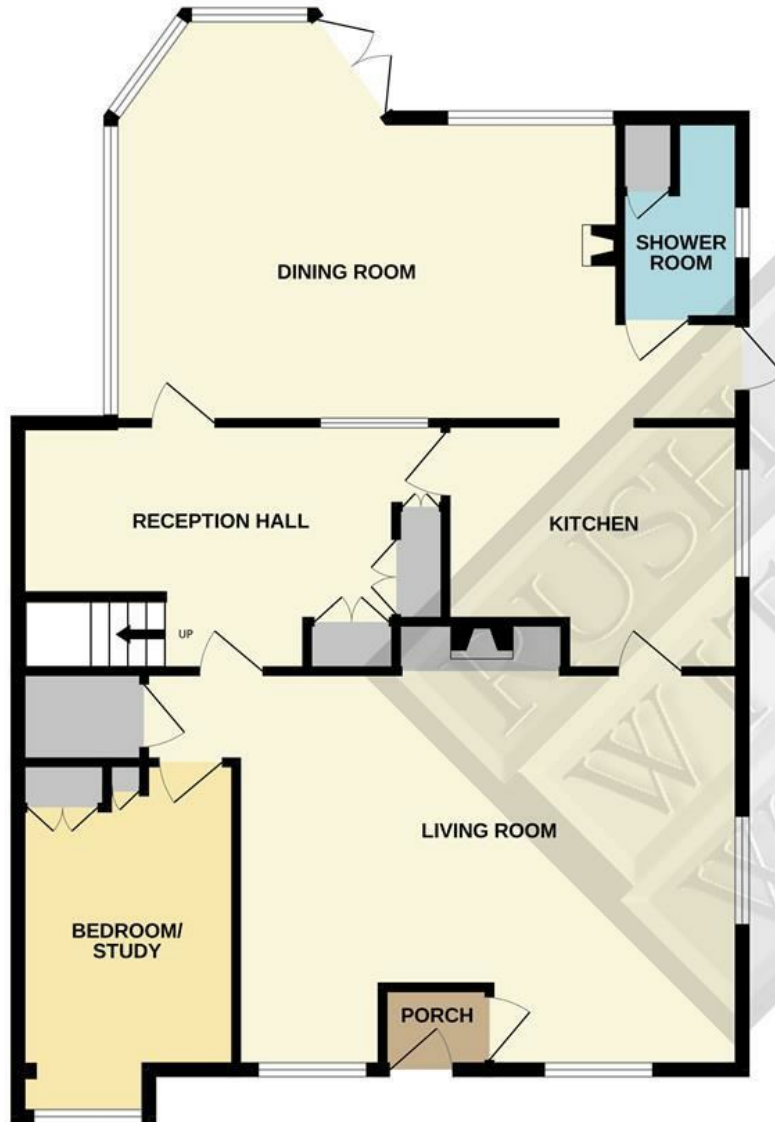
Throughout the home, you'll find a wealth of original features and a truly versatile layout — equally suited to creating a cosy cottage feel or embracing a more open, airy atmosphere with light flowing in from multiple aspects. Outside, the gardens are a key highlight: private, mature and well-tended, with productive areas including a vegetable patch, fruit cage, greenhouse, and a variety of outbuildings — including a stable, tack room and two large sheds, offering excellent scope for hobbies, storage or potential conversion (subject to any necessary consents). A long gravel driveway provides ample off-road parking. Located approximately 3 miles from both Robertsbridge station (with direct links to London) and Battle High Street, this unique home offers the best of both worlds — a peaceful, countryside setting with easy access to shops, cafes, pubs, and well-regarded schools.







GROUND FLOOR
1089 sq.ft. (101.2 sq.m.) approx.



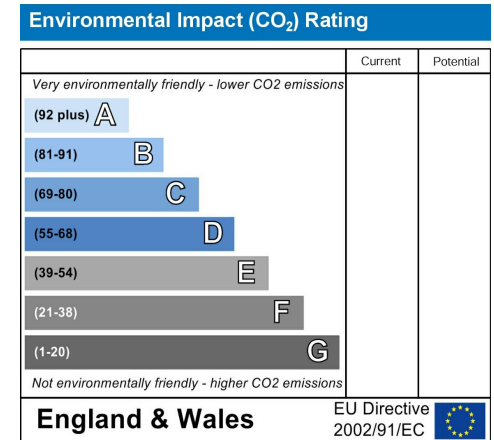
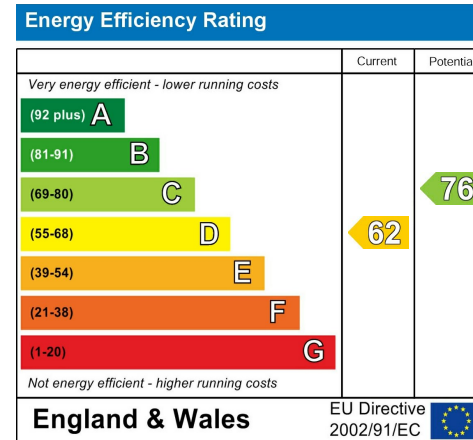
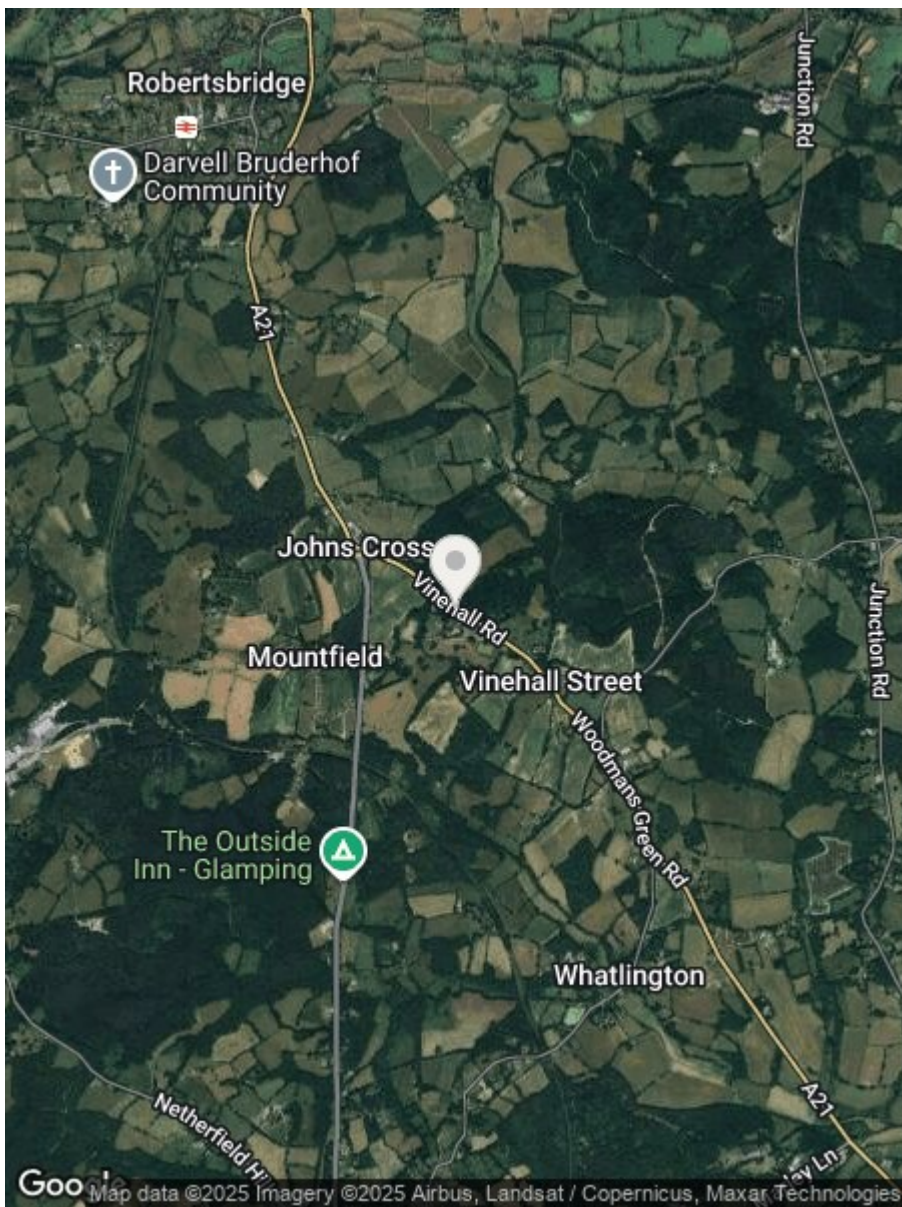
1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1562 sq.ft. (145.2 sq.m.) approx.

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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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 – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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**Residential Estate Agents
Lettings & Property Management**



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