

**RUSH
WITT &
WILSON**



**15 Eatenden Lane, Robertsbridge, TN32 5LT
£475,000 Freehold**

Set in the very heart of Mountfield, this beautifully extended three-bedroom semi-detached home enjoys far-reaching village views, a 150ft garden, and versatile outbuildings including a home office, offering the perfect blend of character, space, and countryside lifestyle. Finished to a high standard, the home combines period charm with modern living. The welcoming sitting room features exposed wooden floorboards and a brick fireplace housing a log burner, creating a cosy focal point. To the rear, the recently updated open-plan kitchen/dining room forms the hub of the home, complete with a breakfast bar island and generous entertaining space. A useful boot room/rear lobby provides garden access along with a downstairs cloakroom. Upstairs are three well-proportioned bedrooms served by a modern family bath/shower room. The rear garden is a standout feature, thoughtfully arranged with a central seating area to enjoy the outlook, a paved patio and pathway leading to rear access and off-road parking. Versatility is further enhanced by multiple outbuildings, including a substantial log/store shed ideal for a studio or craft room, a garden store, and a spacious detached outbuilding currently used as a home office. Mountfield is a quintessential Sussex village positioned between Battle and Robertsbridge, both offering excellent schooling, mainline stations, and everyday amenities. A rare opportunity to secure a beautifully presented village home with character, flexibility and exceptional outdoor space. Perfect for families, downsizers, or those seeking a countryside lifestyle without isolation.







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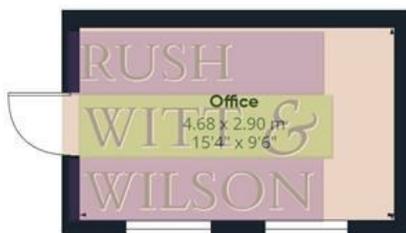
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

109.1 m²

1173 ft²

Reduced headroom

0.4 m²

4 ft²

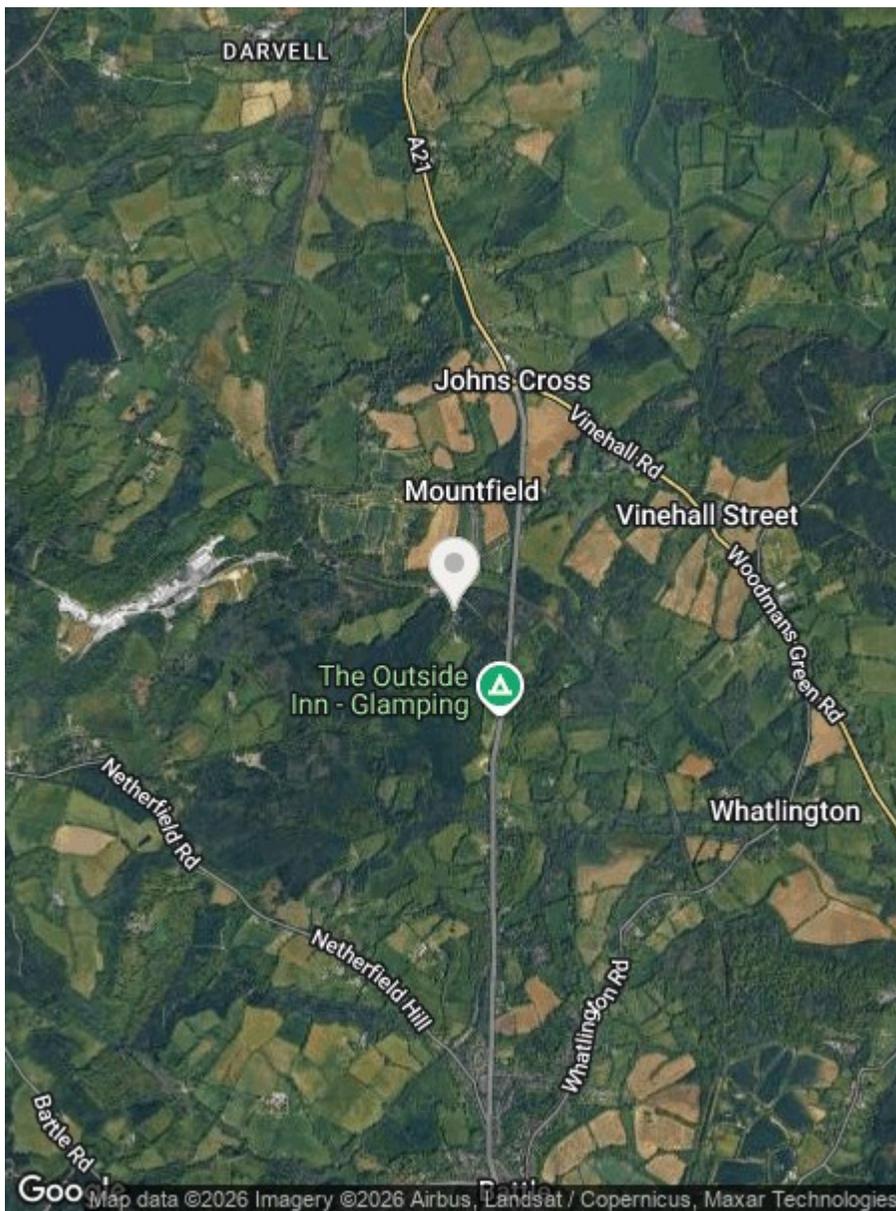
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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		
(92 plus) A		100
(81-91) B		
(69-80) C		
(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 - C

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:

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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**