

**RUSH  
WITT &  
WILSON**



**4 Weald View, Robertsbridge, East Sussex TN32 5QW  
£499,950**



**A spacious extended three bedroom detached family home located in a highly desirable and quiet residential area of Staplecross Village backing onto fields with far reaching rural views. Staplecross offers a local convenience store with post office, pub serving food, well regarded Primary School and just a short drive to the A21 and just 5 miles from Roberstbridge Mainline Station offering a regular service to London Charing Cross.**

**The property benefits from being extended to one side which now enjoys a larger ground floor area, with recently fitted kitchen, separate utility space and ground floor shower room. To the first floor a family bathroom and three generous bedrooms, with the rear aspect benefiting from outstanding views across the nearby countryside, a rare find.**

**Outside offers a private rear garden with a raised deck terrace and area of lawn hosting a variety of planted rose and shrub borders. To the front a driveway providing off road parking leading to an attached garage.**

**An internal viewing comes highly recommended.**



Composite front door leading into:

#### **Entrance Hallway**

Understairs storage cupboard, radiator, laminate flooring and stairs to the first floor.

Doors off to the following:

#### **Downstairs Shower Room**

Double glazed opaque window to the front aspect, part tiled walls, tiled flooring, shower cubicle with thermostatic shower over, low level w/c, radiator and vanity unit with inset wash hand basin.

#### **Living Room**

12'03 x 20'94 (3.73m x 6.10m )

Dual aspect with double glazed bay window to the front and large double glazed windows to the rear with an outstanding view of the adjoining countryside, two radiators, feature fireplace and laid to carpet.

#### **Dining Room**

9'57 x 11'02 (2.74m x 3.40m)

Understairs storage cupboard, large set of sliding double glazed doors to the rear garden, radiator and laid to carpet.

#### **Kitchen**

Double glazed window to the front aspect, laminate flooring, radiator and door leading through to the utility room.

The fitted kitchen has recently been re fitted and consists of a range of matching wall and base mounted units with additional breakfast bars, space for American fridge/freezer, integrated Lamora microwave and space for range style cooker with extractor over.

#### **Utility Room**

5'29 x 8'13 (1.52m x 2.44m)

Double glazed window to the rear aspect and door leading out to the rear garden, range of matching wall and base mounted units with work surfaces over and a tiled splash back, space and plumbing for both undercounter dishwasher and washing machine with inset stainless steel sink with side drainer and mixer tap.

#### **First Floor**

Carpeted landing with loft hatch access, large airing cupboard with space for tumble dryer and doors to the following;

#### **Bedroom One**

10'61 x 11'85 (3.05m x 3.35m)

An exceptional room, with dual aspect windows to both side and rear aspect. With the rear window providing breathtaking views over the rolling countryside. Additionally a large set of built in wardrobes, radiator and laid to carpet.

#### **Bedroom Two**

9'80 x 9'86 (2.74m x 2.74m)

Double glazed window to the front aspect, two built in wardrobes, radiator and laid to carpet.

#### **Bedroom Three**

7'21 x 9'92 (2.13m x 2.74m)

Double glazed window to the rear aspect, with the same outstanding view as bedroom one, eaves storage, radiator and laid to carpet.

#### **Family Bathroom**

Double glazed opaque window to the front aspect, panel enclosed bath with mixer tap and shower attachment, tiled walls and a tiled floor, pedestal wash hand basin with mixer tap, radiator and low level w/c.

#### **Outside**

#### **Gardens**

To the front of the property a nice area of lawn beside the driveway, with mature hedgerow and bushes to give ample privacy.

Raised deck accessed via the sliding doors from the dining area, perfect for alfresco dining, additionally a slab laid patio, large area of lawn all of which is enclosed and private. There is also an array of mature shrubs and plants to the border.

#### **Off Road Parking**

A driveway which provides off road parking which further provides vehicular access to the following:

#### **Garage**

Double opening doors to the front, additional pedestrian door leading out to the rear garden.

#### **Agents Notes**

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 TBA

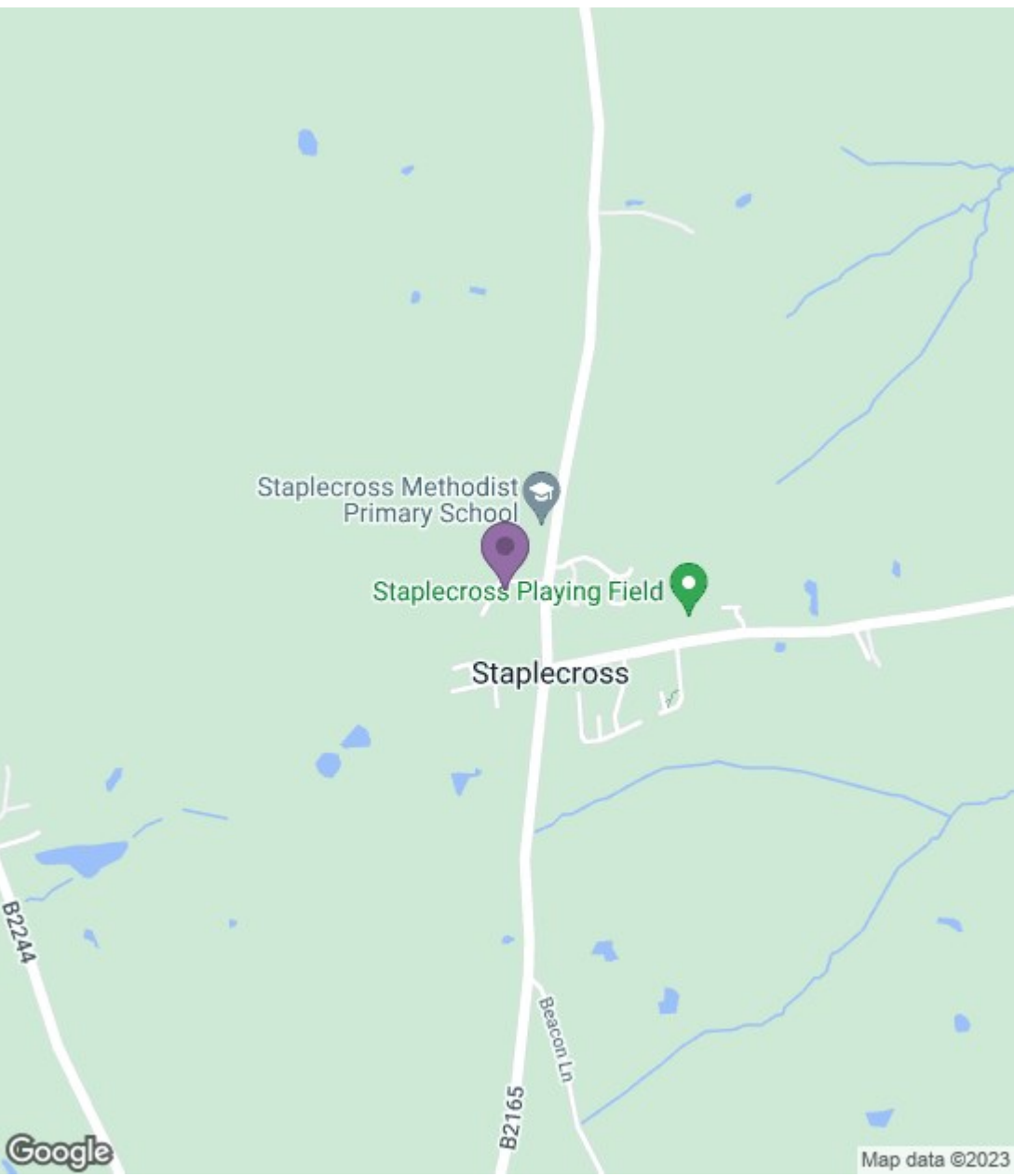












Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England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

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

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