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**Little Huntiswood Brightling Road, Robertsbridge, East Sussex TN32 5EL**  
**Offers In Excess Of £795,000**

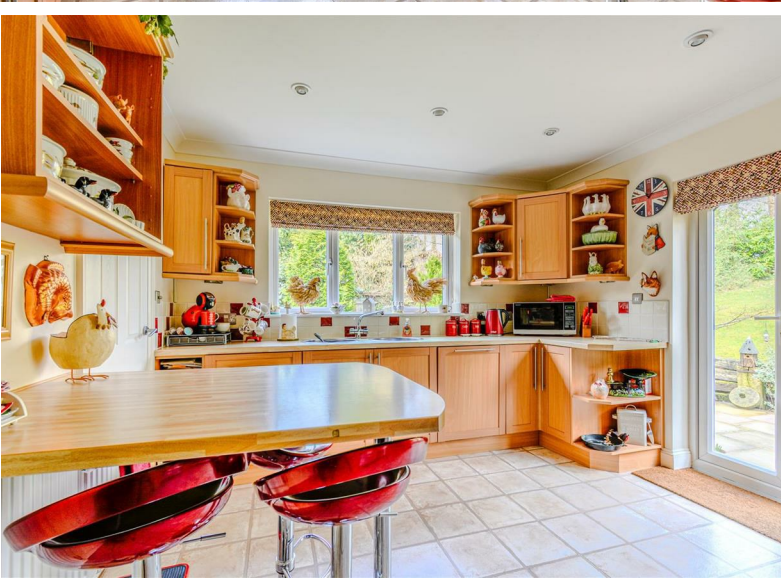
Nestled on Brightling Road in the charming village of Robertsbridge, this impressive detached executive house, built in the Sussex style, offers a perfect blend of modern living and natural beauty. Built just over 20 years ago, the property boasts a generous layout with four spacious bedrooms and three well-appointed bath/shower rooms, making it an ideal family home.

Upon entering, you are greeted by a spacious welcoming entrance hall that leads to a cloakroom, a triple aspect sitting room which is bathed in natural light, creating a warm and inviting atmosphere. The dining room, featuring French doors that open onto the stunning garden, is perfect for entertaining guests or enjoying family meals. The modern kitchen/breakfast room, also with French doors leading onto a wrap-around terrace, is designed for both functionality and style, complemented by a convenient utility room.

The first floor is dedicated to comfort, housing four double bedrooms. Two of these bedrooms benefit from en-suite facilities, while the master bedroom offers delightful rural views, providing a serene retreat. A spacious landing with storage and a large family bathroom completes this level, ensuring ample space for all.

The property is set within a beautifully mature, private landscaped garden that extends to 0.25 acres, offering a private oasis for relaxation with the adjoining woodland providing a picturesque backdrop. Additionally, the gated gravel driveway accommodates parking for numerous vehicles with ample turning space, while the integral garage presents an easy opportunity for conversion into an additional room, subject to the necessary consents.

This exceptional home combines elegance, comfort, and practicality, making it a must-see for those seeking a tranquil lifestyle in a picturesque setting within easy reach of a mainline station, local schools and amenities.



**Reception Hall**  
18'2 x 6'1 (5.54m x 1.85m)  
A large area with stairs rising to the first floor landing, window adjacent to the front door overlooking the driveway, ornate coving, useful understairs recess for storage/coats/shoes etc. and a door leading to the large integral garage. Radiator and downstairs thermostat.

From the hallway there are doors leading to:

**Sitting Room**  
16'2 x 11'10 (4.93m x 3.61m)  
A beautiful triple aspect room with feature fireplace which, subject to inspection, could accommodate either a traditional open fire/solid fuel wood burner or modern gas fire or stove (Grade 1 chimney but not tested recently). Radiator and ornate coving.

**Dining Room**  
12'8 x 11'2 (3.86m x 3.40m)  
A lovely room with half panelled walls with windows and twin double glazed doors opening directly onto the rear terrace and garden. Two concealed radiators and ornate coving.

**Cloakroom/WC**  
With concealed cistern and corner wash hand basin, extractor fan and radiator.

**Kitchen/Breakfast Room**  
13'5 x 11'3 (4.09m x 3.43m)  
A lovely double aspect room with twin double glazed doors opening directly onto the rear terrace and gardens, recessed lighting and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating multiple cupboards and drawers with an integrated fridge/freezer, Bosch dishwasher and space for a large oven range; extractor canopy above. There is a large area of working surface with under unit tiling and lighting and a double circular bowl sink with mixer tap overlooking the lovely side gardens through large windows. The kitchen also incorporates a 4 person breakfast bar (radiator underneath). There is a connecting door to:

**Utility Room**  
5'7 x 4'9 (1.70m x 1.45m)  
With obscured window and door to the side garden, wall mounted (fitted December 2020) gas fired Worcester Bosch boiler, fitted base and wall cabinets with space and plumbing for washer/dryer together with working surface with stainless steel 1½ bowl sink with mixer tap; extractor fan; fuse box; radiator.

**First Floor**

**Landing**  
A large and useful space with numerous windows overlooking the front of the property, loft access via hatch with concealed fitted ladder at one end and a large double cupboard (approx. 100 cubic ft), with fitted automatic

light, providing extensive hanging and shelved storage, at the other. There is also a separate large airing cupboard with immersion heater and recently renewed (April 2020) water storage tank. To one end of the landing is a useful area large enough for a desk and chair or small sofa. Upstairs thermostat.

**Principal Bedroom**  
13'7 x 12'8 (4.14m x 3.86m )  
A large double aspect room with attractive views to the front towards Mountfield/Netherfield (Note: Autumn to Spring). Radiator.

**En-Suite One**  
With obscured window to the side and fitted with a tiled enclosed shower, Bristan exposed single control valve system and glazed door, tiled vanity sink unit (with storage under), basin with central mixer tap and low level wc; extractor fan; spotlights throughout. Radiator.

**Bedroom Two**  
13'9 x 11'9 (4.19m x 3.58m)  
A large double room with windows enjoying views over the rear garden and beyond towards open woodland. Radiator.

**En-Suite Two**  
With obscured window to the side and fitted with a tiled enclosed shower, Bristan exposed single control valve system and glazed screen, wash hand basin, low level wc and heated towel rail; extractor fan; spotlights throughout.

**Bedroom Three**  
11'10 x 11'8 (3.61m x 3.56m)  
A good size double room with windows enjoying views over the rear garden and beyond towards open woodland. Radiator.

**Bedroom Four**  
10'10 x 9' (3.30m x 2.74m)  
Another good size double room with windows enjoying views over the rear garden and beyond towards open woodland. (Currently set up as a dual study/office). Radiator.

**Bathroom**  
9'4 x 6'8 (2.84m x 2.03m)  
A spacious very well appointed full service bathroom with obscured windows to the front, part panelled walls and fitted with a large panelled Caronite bath with centre mixer tap and separate hand shower, large wash hand basin with central mixer tap, concealed cistern wc and a separate large / 2 person tiled enclosed shower with Bristan exposed single control valve system and glazed enclosure; spotlights throughout. Extractor fan; Radiator.

**Outside**

**Large Integral Garage**  
21'5 x 9'2 (6.53m x 2.79m)  
With up and over door, window and glazed door to rear terrace.

**Outside**  
The property is approached over an initially shared then owned driveway leading to private gated vehicle and pedestrian entrances; this in turn leads to a large gravelled area with easy turning and ample parking for several vehicles together with access to the garage for further covered parking if required  
There is a pedestrian gate to each side of the property with a paved pathway to the garage side (outside tap serving the front) which opens on to a large area of wide terracing the width of the property whilst the other side opens on to a large side area of garden (a further outside tap can be found here). The side garden is a suntrap and includes further terracing, a large gravelled sitting area, lawn and further planted beds (together with side access to the property via the utility room).  
The beautiful gardens are well established and offer a great deal of privacy with planted borders that boast an array of specimen plants, trees and shrubs. Sleeper steps rise up from the terrace to an attractive area of undulating lawn.

In all the large plot extends to 0.25 of an acre.

Should purchasers require, there is sufficient space and scope to construct separate garaging, to the front or side of the property, and/or to extend the property into the side garden area, subject to any necessary planning consents.

**Agents Note**  
The garage is presented plastered and painted (save for the garage door end) together with skirting boards and a fitted radiator due to its original intended use as further living accommodation when the property was first built. Therefore the garage offers purchasers immediate potential for an easy and cost effective to finish conversion, subject to any necessary consents, which would further enhance the ground floor accommodation i.e. another large reception room, an en-suite bedroom for dependent relative, a large study / home office, a games / hobbies room, a multi-media room etc.. If converted the overall accommodation would then exceed 2,000 sq. ft.

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.

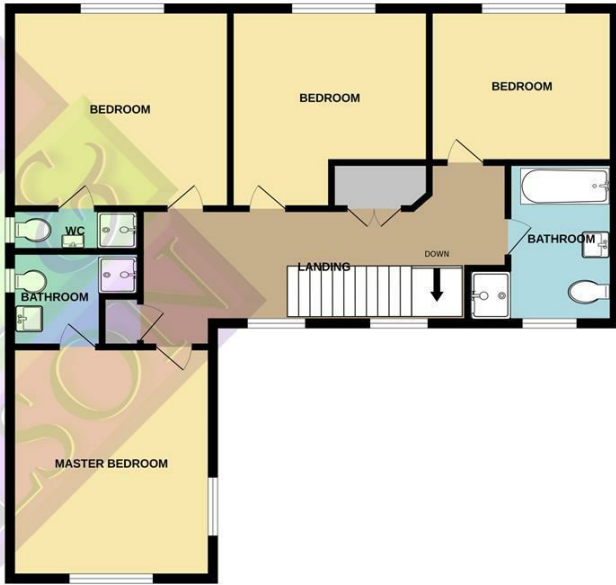
Council Tax Band - F



GROUND FLOOR

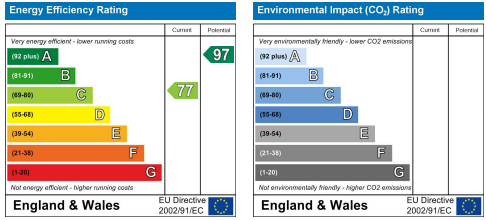


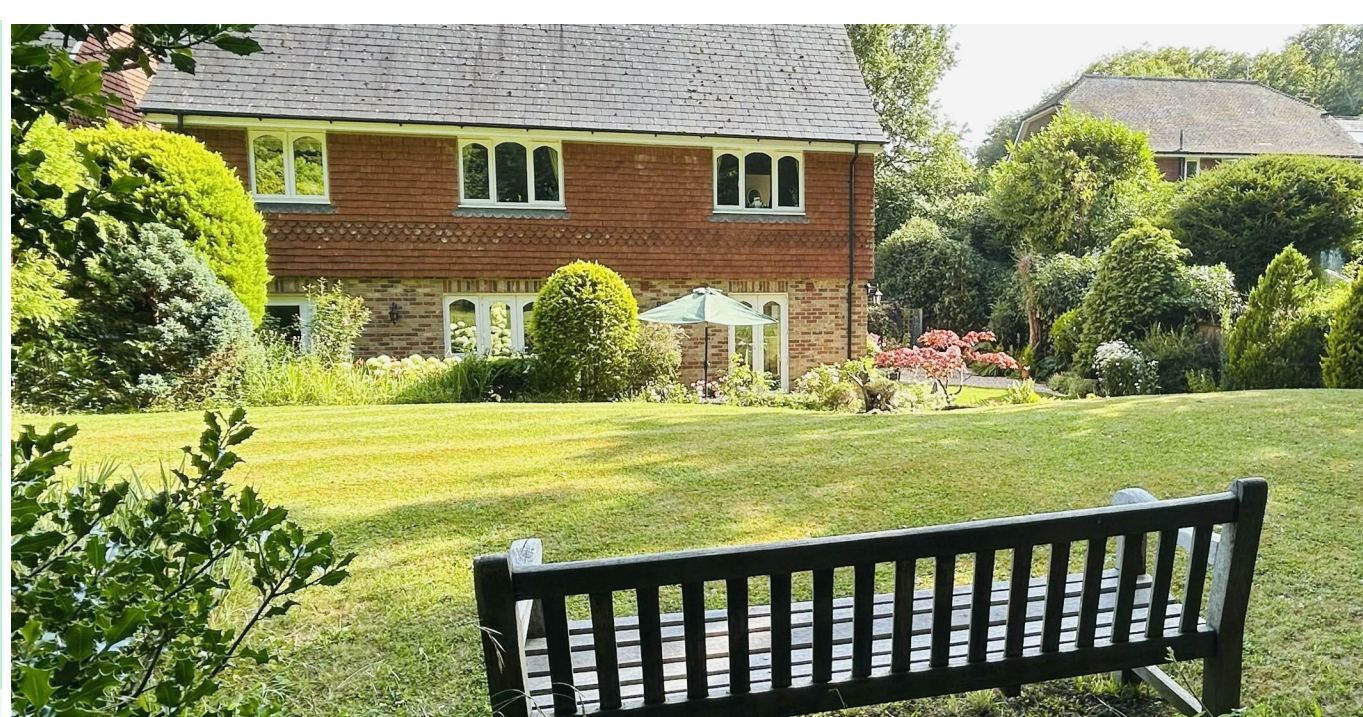
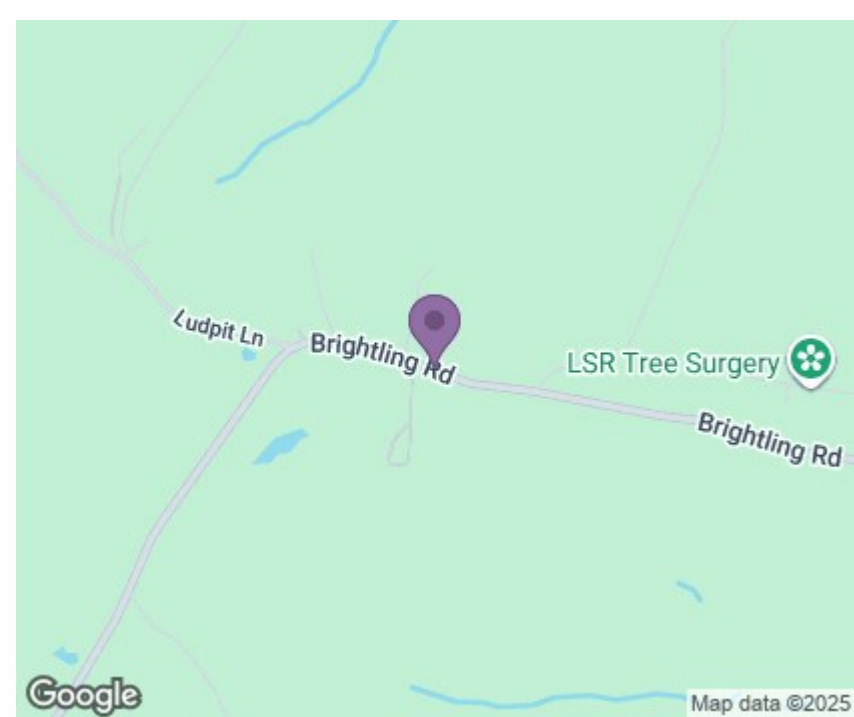
1ST FLOOR



NOT TO SCALE - FOR LAYOUT PURPOSES ONLY

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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