

**RUSH  
WITT &  
WILSON**



**8 Brantwood House, Junction Road, Bodiam, East Sussex, TN32 5UP.  
Offers In Excess Of £250,000 Leasehold**

**An incredibly spacious two bedroom split-level apartment enjoying a peaceful edge of village position surrounded by undulating countryside with far reaching views and just a 10 minute walk from Historic Bodiam Castle. Formerly used as a Hop Barn the property was converted to a very high standard by well renowned Westridge Construction in 2015 to now offer a contemporary and low maintenance living space in a truly idyllic rural setting. Arranged over both part first and second floors accommodation comprises a reception hall with video entry system, triple aspect main living room / dining room, stylish kitchen / breakfast room, second bedroom with built in wardrobes and open views over grounds and lake, main shower room suite, generous second floor master suite with two sets of walk-in wardrobes, bathroom suite and work-from home office space with highspeed broadband. Outside the property enjoys use of a communal courtyard garden, lawned grounds with koi carp stocked lake, allocated parking for two vehicles and access to an excellent choice of walking routes to the doorstep. Bodiam Village is just a short walk away with access to the Historic Castle, pub serving hot food, popular Hub Cafe and steam railway service to the Cinque Port town of Tenterden. High Street shopping is available in Hawkhurst just 3.5 miles away with a selection of boutique Colonnade shops, Waitrose and Tesco supermarkets, various restaurants and popular Kino Cinema. The property provides convenient access to both A21 links to Tunbridge Wells and a mainline station at Robertsbridge 4.8 miles away.**



**Front**

Communal glazed front door with external light and covered entrance serving only No.7 and No.8 Brantwood House, telephone entry system.

**Shared Reception Hall**

Turned tiled step staircase with oak handrail and glass balustrade to landing, high level windows to side elevations.

**Entrance Hall**

Oak front door, carpeted flooring, electric panel radiator, turned carpeted staircase to second floor accommodation, spacious under stair cupboard below via oak door, series of ceiling lights, thermostat, further cupboard via oak door housing consumer unit and Megaflow with slatted shelving over, wall mounted telephone entry system.

**Living/Dining Room**

18'3 x 15'4 (5.56m x 4.67m)

Internal oak door, carpeted flooring, double aspect room with timber double glazed windows to front and side elevations, space for dining table, pendant lighting, wall mounted electric fire, two electric panel radiators, power points, TV point.

**Kitchen/Breakfast Room**

13'3 x 10'6 (4.04m x 3.20m)

Internal oak door, wood effect laminate flooring, timber double glazed window to side elevations, series of ceiling lights, electric panel radiator, kitchen hosts a selection of fitted base and wall units with white gloss doors beneath stone effect laminated work surfaces with matching upstands incorporating breakfast bar, space for stools below, inset one and half composite bowl with drainer and tap, selection of above counter level power points, wall unit lighting, under counter spaces for dishwasher and washing machine, selection of soft closing cutlery drawers, fitted below counter level NEFF oven with four ring induction hob over, acrylic splash back with stainless steel extractor canopy and light over, space for freestanding fridge / freezer.

**Bedroom Two**

17' x 10'8 (5.18m x 3.25m)

Oak door, carpeted flooring, full height timber windows to side elevations enjoying elevated southerly views over the grounds and lake, electric panel radiator, pendant light, selection of power points, two sets of built in wardrobes complete with hanging rails and shelving over via double oak doors.

**Shower Room**

8'6 x 5'8 (2.59m x 1.73m)

Internal oak door, tile effect Karndean flooring, ceramic wall tiling with decorative bordering, chrome ladder heated towel rail, push flush WC, pedestal wash basin, corner shower enclosure with sliding glass screen door, ceramic wall tiling and shower mixer, extractor fan.

**First Floor****Landing**

Pendant light, power point.

**Bedroom One**

17'8 x 11'7 (5.38m x 3.53m)

Oak door, carpeted flooring, two UPVC windows to front aspect, pendant light, electric panel radiator, two sets of walk-in wardrobes via oak double doors, carpeted with wall lights (12'7 x 5'3 - 3.84m x 1.6m), selection of power points.

**Bathroom Suite**

7' x 6'6 (2.13m x 1.98m)

Internal oak door, tile effect Karndean flooring, push flush WC, pedestal wash basin, ceramic wall tiling with decorative mosaic edging, extractor fan, panel bath suite with taps and rinser attachment, chrome heated towel rail, wall lighting.

**Office / Nursery**

11' x 6'8 (3.35m x 2.03m)

Oak door, carpeted flooring, power points.

**Communal Grounds**

Courtyard garden to side elevations, timber bridge from car parking area to open meadows with large carp lake providing an idyllic seating or picnic area.

**Services**

Electric heating system.

Communal drainage (Newly installed Klargestor system)

Local Authority - Rother District Council band C.

125 Year from lease from new in 2015 - 119 years remaining.

£1500 service charge per annum applies.

£150 a year ground rent.

**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.

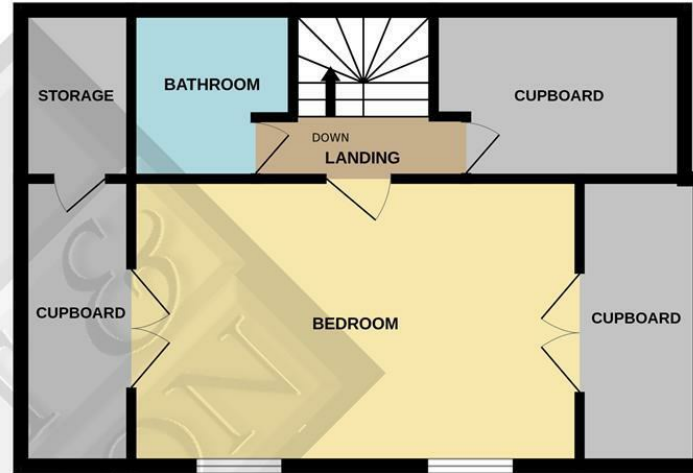
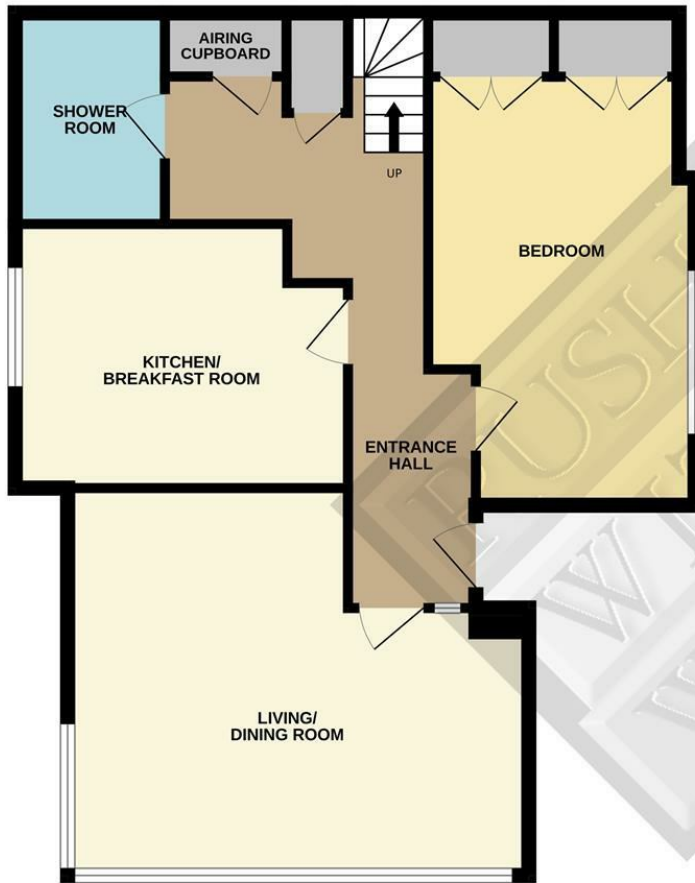
Council Tax Band C





1ST FLOOR  
748 sq.ft. (69.5 sq.m.) approx.

2ND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 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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**RUSH  
WITT &  
WILSON**

Residential Estate Agents  
Lettings & Property Management



Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk