

**RUSH
WITT &
WILSON**



**Ewhurst Green, Robertsbridge, East Sussex, TN32 5RJ.
£1,495,000 Freehold**

A beautifully presented four bedroom detached Grade II listed farmhouse occupying an idyllic and secluded position on the outskirts of Ewhurst Green. Set within grounds extending to over 20 acres including a paddock, orchard and two fields, and enjoying stunning panoramic views over the Rother Valley towards Bodiam Castle. This delightful home offers both a spacious and well-lit living space elegantly executed to the very highest of standards. Accommodation to the ground floor comprises of a generous reception hall with exposed oak joinery, stunning kitchen / breakfast room with French doors to a paved terrace with stunning views, utility room with access to cellar, large main living room with two Inglenooks and bread oven, separate dining room and study. To the first floor there is a bright double aspect bedroom with adjacent shower room suite, master bedroom with adjacent fourth bedroom / optional dressing room, main family bathroom and a further 20 ft attic bedroom to the second floor. Externally the property is approached via a private high level electric gated entrance with sweeping gravelled driveway, and detached 48 ft five bay cart lodge barn. To the front there is a well tended formal garden extending to a side lawn enjoying far reaching rural views. Located just 1.3 miles from the centre of Ewhurst Green which offers excellent walking routes to Bodiam Castle, Great Dixter House and Gardens, the renowned White Dog Inn, and The Hub cafe / shop at Bodiam. The property also offers convenient access the A21 with Robertsbridge Mainline station only 6.1 miles away offering a regular service to London Charing Cross. Hawkhurst is located just 5.3 miles away offering a colonnade of independent shops, two country pubs, hotels, a digital cinema, Waitrose and Tesco supermarkets.



Reception hall

16'8 x 15'8 (5.08m x 4.78m)

Study

8' x 6'8 (2.44m x 2.03m)

Dining room

14'9 x 11'3 (4.50m x 3.43m)

Living room

21'2 x 14'6 (6.45m x 4.42m)

Utility room

13' x 6'7 (3.96m x 2.01m)

Kitchen / breakfast room

27' x 12'5 (8.23m x 3.78m)

Stairs and landing

Shower room

6'8 x 6'4 (2.03m x 1.93m)

Bedroom 2

12' x 11'6 (3.66m x 3.51m)

Bedroom 1

14'8 x 10'8 (4.47m x 3.25m)

Bedroom 4

14'6 max x 11'5 (4.42m max x 3.48m)

Bathroom

13' x 7' (3.96m x 2.13m)

Attic bedroom 3

20'7 x 7' (6.27m x 2.13m)

Detached five bay cart lodge barn

48'7 x 15'6 (14.81m x 4.72m)

Services

LPG heating system.

Private drainage.

Local Authority - Rother District Council. Band G.

Nearest mainline station - Robertsbridge - 6.1 miles.

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.









TOTAL FLOOR AREA : 3355 sq.ft. (311.7 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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