



Poppinghole Lane  
Robertsbridge, East Sussex, TN32 5BN

Asking price £1,300,000 Freehold

Wyatt  
Hughes

Set back along a quiet country lane near Robertsbridge in an area of Outstanding Natural Beauty, Poppinghole Farmhouse brings together thoughtful design and generous space. Oak beams, mellow brickwork and established planting give it a settled, long-standing feel—as though it's always belonged here.

The layout inside is practical and easy to live with. At the heart of the house is the kitchen—warm, solid, and built around a big central island and an AGA. It connects directly with the garden through bi-fold doors, making it feel like part of the landscape, especially in summer when everything's open. Next to it, the main living space has a double-height ceiling and a fireplace. It's bright, open, and relaxed—with enough room for a big sofa, a fire in winter, and a spot to sit and watch the seasons shift outside.

There are several other reception rooms—one used as a games room, another that's more tucked away for quiet evenings or reading. You have the added advantage of a utility room, pantry and dog room. Everything flows naturally and nothing feels overdone. It's a house that works just as well for day-to-day life as it does for big family gatherings.

Upstairs, there are five bedrooms. The main one is slightly separate, with vaulted ceilings, its own en-suite, and a hidden doorway leading you to a small study area up on a mezzanine overlooking the garden. Three of the remaining bedrooms have en-suite's whilst a family bathroom serves the fourth. All of them feel calm, with natural light and soft wood finishes throughout.

Outside, the space carries on. There's a double oak framed garage with a room above—ideal as a home office, hobby space or overflow accommodation—and a separate garden studio that's currently used for work but could just as easily be a gym or creative space. A brick-paved drive has space for several cars, and the surrounding garden is mature, with plenty of planting, lawn and places to sit out.

The location is a strong point—just outside the village, so it feels rural without being cut off. Robertsbridge is a couple of minutes' drive and has everything needed day to day, including a bakery, pubs, and a direct train into London in just over an hour. For families, schools like Vinehall, Claremont, and Battle Abbey are within easy reach, and the coast is close enough for spontaneous weekend trips.

Poppinghole Farmhouse isn't trying to be a country estate or a project. It's already a well-settled, well-used home. Somewhere that works for a busy family, a quiet couple, or anyone looking to enjoy some space and calm without disappearing into the middle of nowhere.

- Five Bedrooms / Four Ensuite
- Lift
- Detached Double Garage
- Driveway
- Open Plan Kitchen Living
- Underfloor Heating Throughout with Ground Source Heat Pump
- Timber Frame with oak cladding and some brick
- Mains Water, Electric & Shared Private Drainage
- EPC TBC
- Council Tax TBC





GROSS INTERNAL AREA  
 TOTAL: 304 m<sup>2</sup>/3,276 sq.ft  
 FLOOR 1: 165 m<sup>2</sup>/1,781 sq.ft, FLOOR 2: 139 m<sup>2</sup>/1,495 sq.ft  
 EXCLUDED AREAS: GARDEN STUDIO: 15 m<sup>2</sup>/160 sq.ft, BARN: 84 m<sup>2</sup>/901 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

