

PHILLIPS & STUBBS



coastal +
COUNTRY



Set back from a quiet country lane in the hamlet of Ewhurst Green, in an Area of Outstanding Natural Beauty, set on high ground surrounded by farmland and enjoying fabulous far reaching views across undulating countryside in the Rother Valley. The local pub The White Dog in Ewhurst Green, offers B & B. The village of Northiam (2 miles) offers everyday facilities, doctor's surgery, vets, primary school and Great Dixter house and gardens. Hawkhurst (8 miles) with its independent butchers, Kino cinema, Waitrose and Tesco. Nearby schools include St Ronans, Marlborough House and Vinehall. Battle Town is (8 miles) with an Abbey, shops and schools. Tenterden (10 miles) with an attractive tree lined high street, independent shops and leisure centre. The Ancient Town of Rye is about 10 miles and is renowned for its historical associations, medieval fortifications and fine period architecture. Etchingam & Robertsbridge stations (approx. 7 miles) to London Charing Cross and London Cannon Street taking approximately 1hr, 20 minutes.

Forming a detached house of brick and part tile hung elevations with an oak framed extension to the rear, all beneath a pitched tiled roof. Oak joinery and flooring including latch doors throughout.

Entrance hall with oak flooring and oak staircase to the first floor. **Main open plan living/dining room** with wood burning stove, this area then opens into the kitchen/breakfast room, this triple aspect area has two sets of double doors out to the garden and taking full advantage of the view. The **kitchen** is fitted with an extensive range of cupboards, integrated dishwasher, coffee machine, space for fridge/freezer. Island unit with induction hob, oven under, extractor fan over. **Snug** double aspect with an electric wood burning style stove. **Family room** double aspect.

Rear lobby with tiled floor, space and plumbing for a washing machine, stable door to garden. **Shower room** comprising corner shower unit, w.c, wash hand basin, tiled floor.

First floor galleried landing with doors off to all bedrooms and family bathroom. **Bedroom 1** full width glazed gable end with central opening double doors enjoying widespread views with a glimpse of Bodiam Castle, walk in dressing room. **En suite bathroom** comprising panelled bath, separate shower cubicle, bidet, w.c, wash hand basin. **Bedroom 2** double aspect having built in wardrobes and outlook over the pond to the front. **En suite shower room** comprising w.c, bidet, wash hand basin, deep storage cupboard. **Bedroom 3** double aspect, built in wardrobe. **En suite w.c** and wash hand basin.

Outside: To the front there is ample parking/turning and a large pond set within a lightly wooded dell, there are several useful storage sheds and log stores. The rear has a large paved terrace where there is a workshop/hobbies room and summer house beyond. The garden has successional planting for year round interest including camellias, rhododendrons, roses and specimen trees such as Katsura, Tulip Tree, Liquidambar, Handkerchief Tree, Contorted Willow, Eucalyptus, Black Poplar, a variety of Acers and mature Oaks. There is also a small area of fruit trees including apples, figs, cherries, vines and a walnut tree.

Local Authority – Rother District Council . Council Tax Band G
Mains electricity and water. Oil Heating. Private drainage.
Predicted mobile phone coverage: EE, Three and 02
Broadband speed: Superfast 80Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £1,250,000 freehold

Romney Lodge, Ewhurst Green, Robertsbridge, East Sussex, TN32 5TA



A detached 3/4 bedroom house set off a country lane in gardens which include a large, natural, wildlife pond and lightly wooded dell in a wonderful location with far reaching rural views across adjoining farmland and valley beyond towards Bodiam Castle.

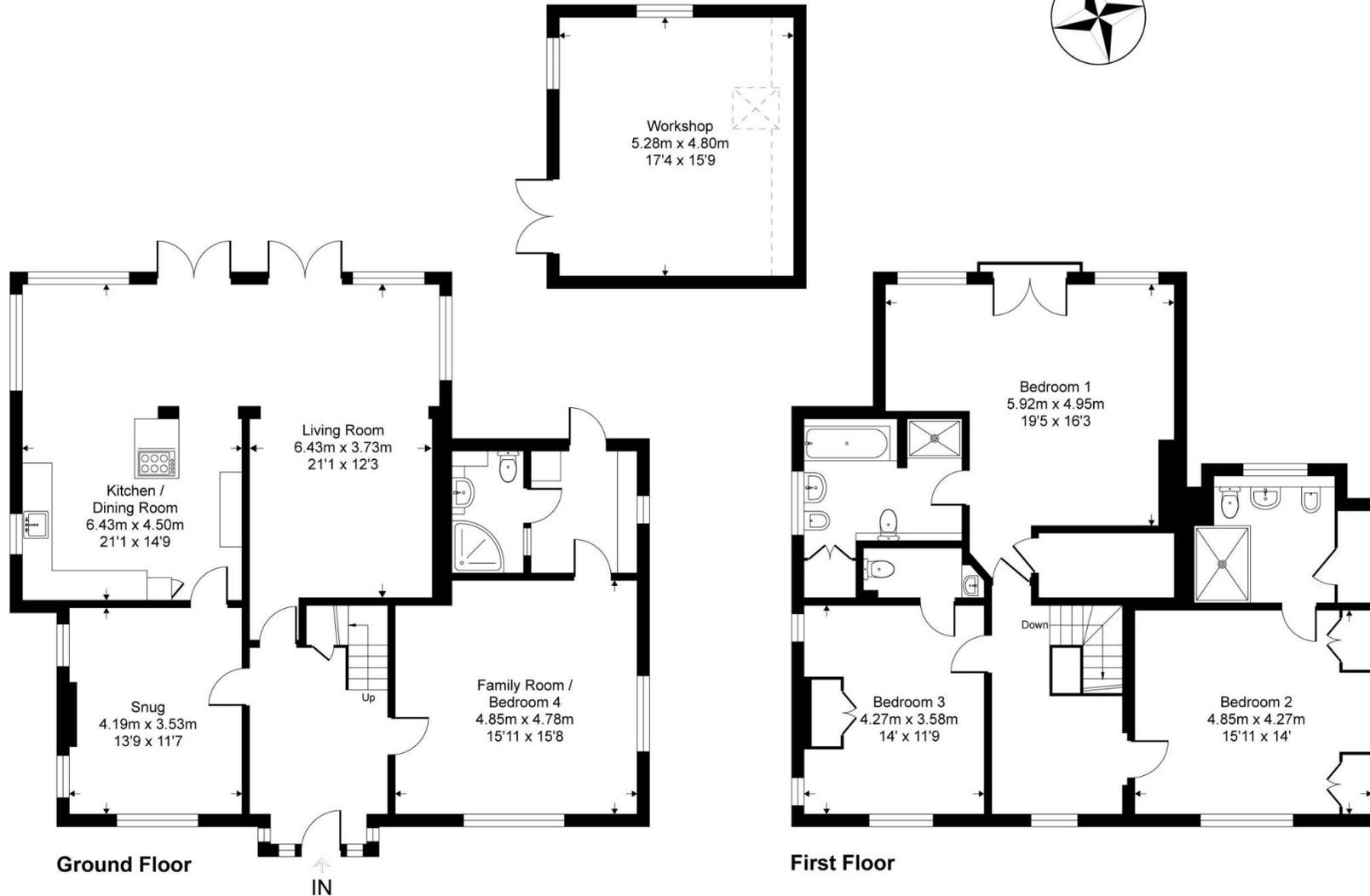
- Entrance hall • Open plan living/dining room leading into the kitchen/breakfast area • Snug • Family room/bedroom 4 • Rear lobby
- Cloaks/shower room • First floor galleried landing • Bedroom 1 with Juliette balcony and en suite bathroom and dressing room
- Bedroom 2 with en suite shower room • Bedroom 3 with en suite w.c • Double glazing • EPC rating D
- Off road parking • Detached workshop/hobbies room • Summerhouse • Oil heating
- Paddock (approx. 0.6 acres tbv) available by separate negotiation



Directions: From Rye, take the B2089 towards Battle. Continue for about 6 miles and at the crossroads in Broad Oak continue straight over to the next crossroads then turn right onto the B2165 towards Staplecross. In the centre of the village on the sharp right hand bend with the village shop on your left, turn left sign posted Bodiam. Continue down the lane until you reach a grass triangle and turn right signposted Bodiam. Continue for a further 0.7 miles, passing Dagg Lane on your left, and the property will be seen on the left hand side set well back from the lane.

Romney Lodge

Approximate Gross Internal Area = 225 sq m / 2422 sq ft
Approximate Outbuilding Internal Area = 23 sq m / 248 sq ft
Approximate Total Internal Area = 248 sq m / 2670 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk