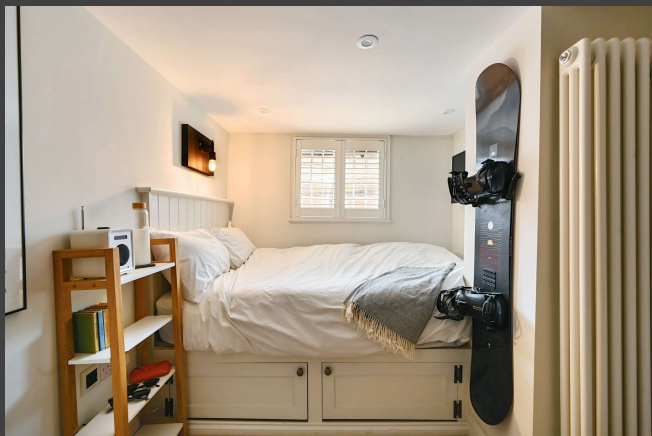


PHILLIPS & STUBBS



coastal +
COUNTRY



Swan Cottage is located on a quiet lane off the High Street, in the historic conservation area of Robertsbridge. Situated within the High Weald National Landscape, there are fantastic walking opportunities from the doorstep, including a 3-mile riverside walk to Bodiam with its famous castle.

Robertsbridge is a vibrant village, with a broad demographic. Village amenities include doctor's surgery, dentists, pharmacy, artisan bakery and cafe, Indian restaurant, two pubs, mini-supermarket, village store and post office, and two florists, as well as numerous clubs and societies.

The well-appointed, high-quality interior is a triumph of compact design and clever living and storage solutions. The cottage dates to the early 19th century and is Grade II listed. The white weatherboard exterior, casement leaded-light windows and original blue shutters makes it fit for a picture postcard and is a much-admired cottage in the village.

The front door opens into a triple-aspect, open plan living space. The sitting area has engineered oak flooring, and a fireplace with woodburning stove on a limestone hearth. The kitchen area has a limestone floor, handcrafted cupboards and vertical drawers, oak worksurface, butler sink, and metropolitan tiled surrounds. Integrated appliances include a Neff gas hob, Neff hide-and-slide oven, washing machine-dryer, fridge, wine fridge, and mini freezer. The back door opens from a rear lobby with a cast iron-style radiator.

The staircase with rope handrail leads to a double bedroom with window to the front, a built-in double bed with storage underneath, clothes hanging cupboard with drawers, a further utility cupboard housing Worcester gas combi boiler. Loft hatch with retractable ladder to loft storage space.

The bathroom has a walk-in tiled shower enclosure with monsoon shower, counter-top sink on limestone pedestal with wall-mounted tap, a concealed cistern toilet, cast iron-style radiator with heated towel rail, tiled floor with underfloor heating, and a further storage cupboard.

Outside: To the rear is a small, part wall enclosed south facing paved courtyard.

Further Information:

Local Authority: Rother District Council. Council Tax Band B

Mains electricity, water, gas and drainage. Gas central heating.

Predicted mobile phone coverage: 02 and EE

Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Directions: From Hurst Green, travel south on the A21 for about 2.5 miles. At the Northbridge Street roundabout, take the third exit to Robertsbridge and then continue into the centre of the village where the turning to Fair Lane will be seen on your left.

Guide price: £225,000 Freehold

Swan Cottage, 32 Fair Lane, Robertsbridge, East Sussex TN32 5AS



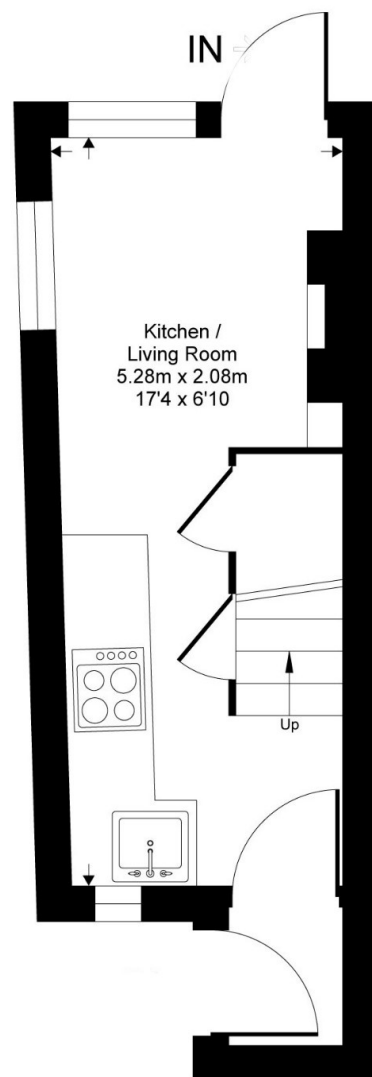
An exceptional, recently refurbished Grade II Listed early nineteenth century cottage, which is a triumph of compact design blending contemporary living with period charm, situated on a no-through lane in the Conservation Area of the favoured village and within walking distance of a mainline station.

- Entrance lobby • Open plan living/dining room and kitchen • One double bedroom • Shower room
- Gas central heating • EPC rating D • Small courtyard

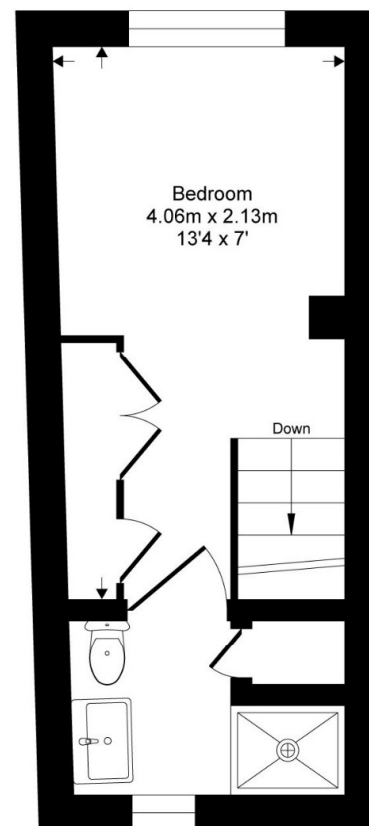


Fair Lane

Approximate Gross Internal Area = 22.1 sq m / 238 sq ft



Ground Floor



First Floor



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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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