



Hoath Hill, Robertsbridge, TN32

**Offers In Excess Of £475,000**

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Ashton Stripp

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Peacefully positioned in Mountfield with far-reaching views, this updated 3-bed home features a log burner, stylish kitchen, dining room with patio doors, conservatory, double garage, workshop (lapsed planning) and an air source heat pump for low-cost, eco heating





- Three bedrooms, including two doubles and one small double
- Log burner in the living room with underfloor heating
- Open-plan dining room with patio doors to the garden
- Garage with electric roller door and inspection pit
- Front and rear gardens with patio, lawn, and countryside views
- 5–10 mins to Robertsbridge station – direct trains to London
- Workshop with lapsed planning for a large garage/workshop
- Driveway with double gates for secure parking
- Double glazing throughout and updated interior doors
- Air source heat pump system (installed 3 years ago)





Approximate total area<sup>m</sup>

1574.56 ft<sup>2</sup>

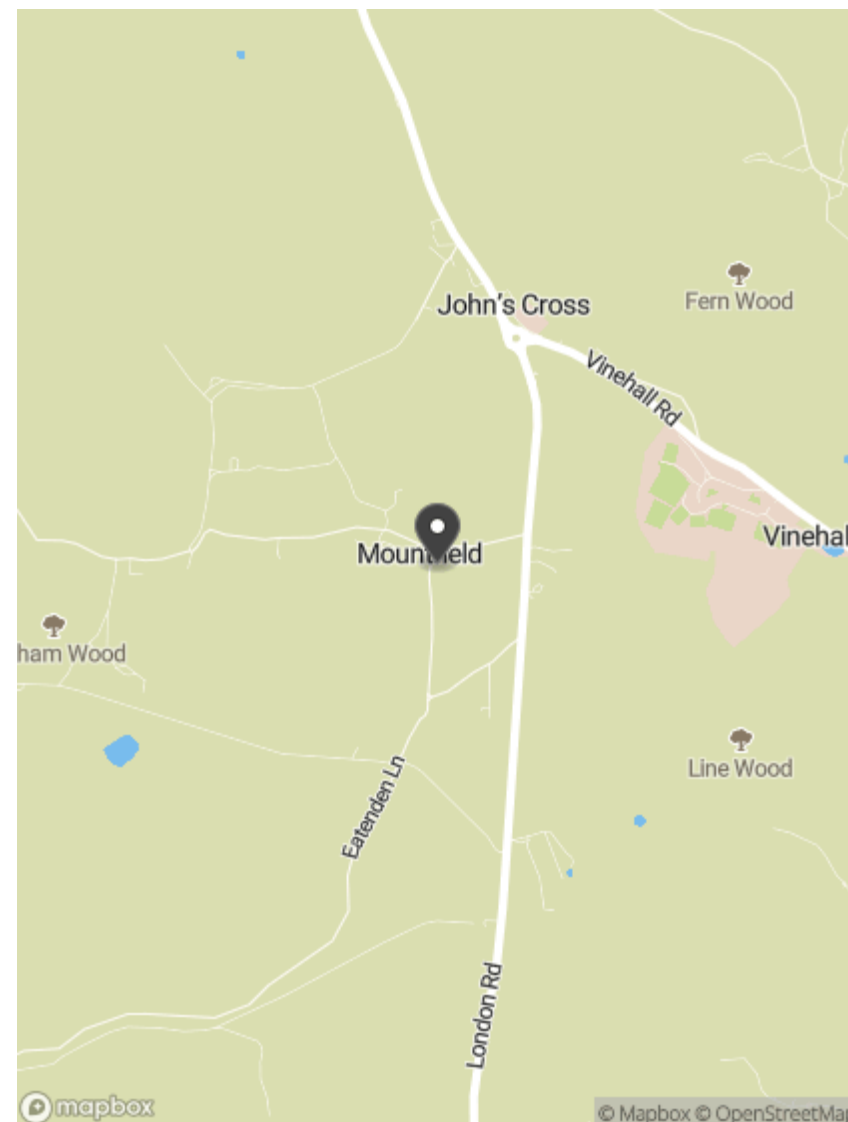
146.28 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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