

Old Steading Lordine Lane
Robertsbridge, East Sussex TN32 5TL

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Offers Over £550,000

Freehold for sale by Informal Tender. Offers invited in excess of £550,000.
Closing date for Tenders - 1pm on Friday 17 July 2020.
First time on the market for over 25 years.

Weald Property present an exciting and rare opportunity to purchase an enchanting 4 bedroom, detached period property set in 2 acres of idyllic garden and paddock, situated in an enviable rural position on the outskirts of the sought after village of Ewhurst Green. The property requires some refurbishment yet offers wonderful scope to create a delightful family home in one of the most desirable locations in the county.

Description

Old Steading is a well-positioned and spacious 4 bedroom single storey barn / stable conversion set in a quiet sought after lane in the desirable village of Ewhurst Green sitting in approximately 2 acres of gardens and adjacent paddock. The property is dilapidated in places and requires some updating and refurbishment. The accommodation includes hallway, WC, kitchen / breakfast room, large sitting room with inglenook and wood burner, main entrance and hallway, 4 double bedrooms, family bathroom, tired workshop and single garage. Attractive garden of approx. 0.5 of an acre, adjacent paddock with exceptional unspoilt countryside views of approx. 1.5 acres.

Location & Services

Old Steading sits on the rural periphery of the pretty hamlet of Ewhurst Green and within the High Weald Area of Outstanding Natural Beauty. The White Dog village inn is within walking distance and the village offers a small number of local amenities. Nearby Hawkhurst and Robertsbridge provide good local shops and amenities, the former having two supermarkets including a Waitrose plus a Kino Cinema and the latter a mainline station to London.

A range of schools primary, secondary and private schools in the area include Bodiam, Northiam and Staplecross, Robertsbridge Community College, Vinehall School at Robertsbridge and Claremont School at Bodiam.

Robertsbridge and Etchingham Stations

provide services to London Bridge, Charing Cross and Cannon Street with journey times from 1 hour 20 minutes. The A21 gives access to the M25 for Gatwick and Heathrow Airports and to the M20 to Dover and Ashford International.

A21 – 5 miles
Hawkhurst 5 miles
Robertsbridge 6 miles
Battle 7 miles
London 60 miles
(All distances are approximate)

PROPERTY INFORMATION

- Services: Oil fired central heating. Mains electricity and water. Private drainage system.
- Local Authority: Rother District Council

Covid-19 Viewing protocol

Coronavirus Precautions - please read the following guidance carefully:
Instructions for viewers:

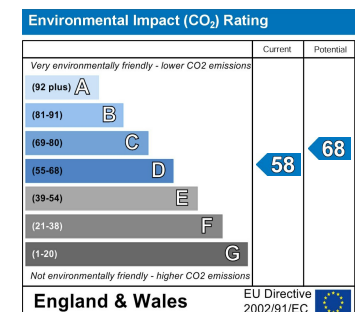
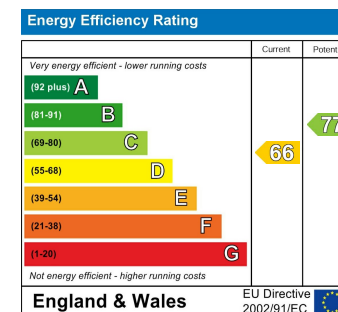
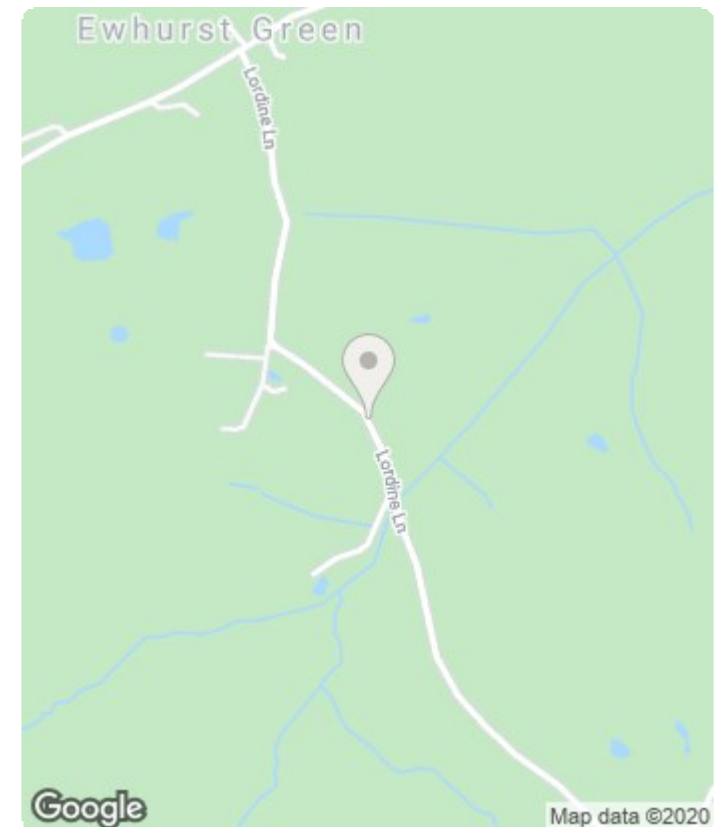
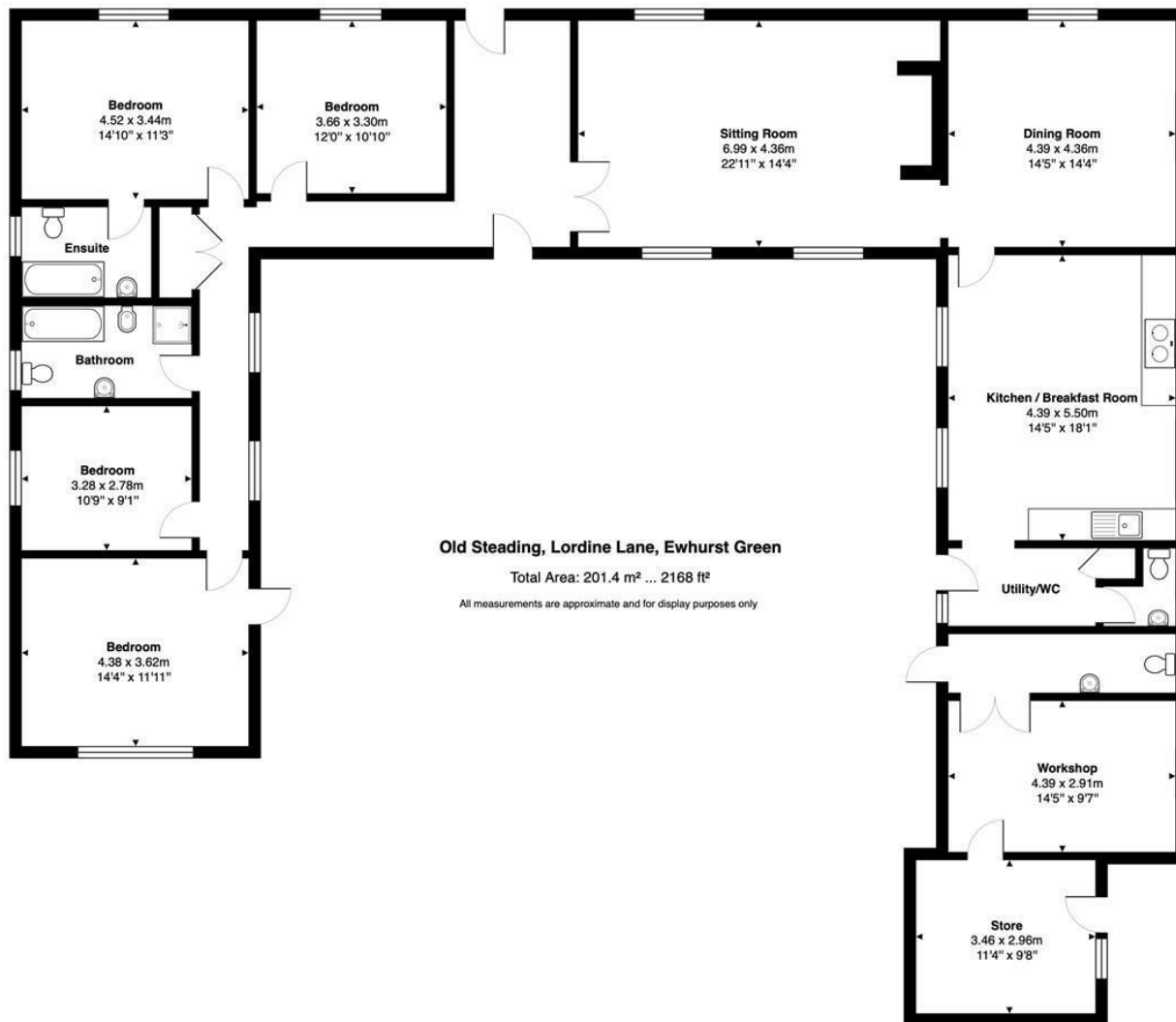
If any member of the viewer's household is showing or has recently shown any symptoms of Coronavirus, is self-isolating, or is shielding then the viewing will not take place. Physical viewings are limited to two members of the same household. Children may not attend viewings. When viewing properties, you should not touch any surfaces, furniture, appliances, fixtures, fittings, light switches or door handles. If you do touch anything inadvertently please let the viewing agent know so that these areas can then be sanitised. You must wash your hands upon entering and leaving the property. Please bring your own hand sanitiser. We request

that you wear your own personal protective equipment which should include a face mask or covering and gloves. These should only be removed when you have left the property and you should dispose of these safely in your own home. Please make sure you maintain safe social distancing (6 feet or 2 metres) at all times. If you have questions that arise from the viewing, please contact us by phone or email after the viewing and we will get answers for you. We ask that the viewing be as brief as possible and lasts no longer than 20 minutes.

Requirements for property vendors:

If any member of the household is showing symptoms of Coronavirus or is self-isolating then the viewing should not take place. Please make sure the house has been well ventilated before the viewing takes place. Before viewers are shown around your home, you should open all internal doors. Make a basin available for handwashing. After the viewing please clean surfaces, such as door handles, with standard household cleaning products. Most people owners vacate their property whilst viewings are taking place. This minimises your contact with those not in your household. If you are going to be present in the property, we recommend that you wear your own personal protective equipment. Please do not engage in lengthy conversations with the viewers, we will deal with questions from viewers by phone or email after the viewing.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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