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**Beech House, Langham Road
Robertsbridge
East Sussex, TN32 5EP**



£780,000 Freehold

WELL APPOINTED AND SUBSTANTIAL HOME 6 BEDROOM HOME OF 3600 SQ FT SET BACK ON A PRIVATE ROAD WITH GARDENS AND GROUNDS OF 1.28 ACRES, WITHIN A SHORT WALK OF ROBERTSBRIDGE MAINLINE STATION PROVIDING A DIRECT SERVICE TO CENTRAL LONDON.

A well proportioned family home providing versatile accommodation and easy access to local amenities, including Primary School, Community College, Doctors surgery and shops. Features include: Spacious reception hall, impressive drawing room with multi-fuel fireplace, dining room, sitting room with wood burning stove, study, kitchen with adjoining conservatory/breakfast room, cloakroom, utility room and rear hall with stairs to a bedroom with en-suite bathroom. Master bedroom with balcony and en-suite, guest bedroom with balcony, a further three bedrooms and family bathroom. Accessed via a gated entrance with a double garage and driveway providing ample off road parking. Surrounded by delightful tree lined gardens including a range of useful outbuildings and additional gated access from the adjacent Bugsell Lane.

For further information or a viewing please call: Battle Branch 01424 774440

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ENTRANCE PORCH:	Front door to:
RECEPTION HALL:	Stairs to first floor, radiator, windows, twin glazed doors to drawing room.
CLOAKS/ STORE ROOM:	Tiled floor, shelves, window.
CLOAKROOM:	Frosted window, white suite comprising WC, pedestal wash hand basin, radiator, tiled floor.
STUDY:	11'9 x 8'4 (3.58m x 2.54m) Window to side aspect, radiator, TV point.
DRAWING ROOM:	24' x 17'1 (7.32m x 5.21m) Dual aspect with double glazed bow window overlooking the front aspect and two sash style windows overlooking the side aspect, multi-fuel open fireplace with stone hearth, brick surround and mahogany mantle, three radiators, ceiling lights, TV point.
DINING ROOM:	13'8 x 11'11 (4.17m x 3.63m) Two double glazed doors to garden, two windows with views over the gardens and woodland beyond, radiator.
KITCHEN:	11'10 x 11'6 (3.61m x 3.51m) Fitted with a modern range of matching underlit wall and base units, two glass display cabinets, wine rack, roll-top work surfaces over, island unit with open shelving and store cupboards, 1½ bowl sink and drainer, 4-ring ceramic hob with extractor over, eye level double oven and grill, integrated dishwasher, space for fridge/freezer, larder style cupboard, radiator, recessed spotlights, tiled floor, arch to:
CONSERVATORY:	24' x 10'9 (7.32m x 3.28m) Double glazed door to rear garden and woodland views beyond, tiled floor, sliding patio doors to:
SITTING ROOM:	20'9 x 12'4 (6.32m x 3.76m) Two windows to side aspect, full height Inglenook fireplace with stone surround and wood burning stove with canopy over and bresumer beam, two radiators, telephone point, glazed door to:
REAR HALLWAY:	Door to front of the property, door to garage, tiled floor, radiator, stable door to garden, stairs to 6 th bedroom with en-suite, door to:
UTILITY ROOM:	Fitted with a range of matching wall and base units including glass display cabinets, single drainer stainless steel sink unit, space for washing machine, floor standing oil fired boiler, two windows overlooking rear garden, shelved cupboard with storage over.

FIRST FLOOR

LANDING:	Access to eaves storage area.
BEDROOM SUITE:	11'4 x 10'1 max. (3.45m x 3.07m max) Double glazed window to front aspect, radiator, built-in wardrobe cupboards with storage above, access to eaves storage area.
EN-SUITE BATHROOM:	Velux style window, matching suite comprising tile panelled bath with shower above, wash hand basin with cupboard under, radiator, WC. Stairs to:

FIRST FLOOR

LANDING:	Access to roof, radiator, airing cupboard housing hot water cylinder and shelving.
BEDROOM ONE:	15'11 x 12' (4.85m x 3.66m) Dual aspect room with windows overlooking front aspect and twin glazed doors to BALCONY, range of built-in wardrobe cupboard with hanging rails and shelving, two radiators, telephone point, wall lights.

- EN-SUITE BATHROOM:** Frosted window, corner bath, shower cubicle with multi-jet shower, WC, pedestal wash hand basin, heated towel rail.
- BEDROOM TWO:** 12'1 x 12' (3.68m x 3.66m) Dual aspect windows overlooking side and rear aspect, radiator, wardrobe with shelving.
- BEDROOM THREE:** 13'6 x 9'9 (4.11m x 2.97m) Double glazed window overlooking side aspect and twin glazed doors to BALCONY, radiator, wardrobe.
- BEDROOM FOUR:** 9'6 x 9' (2.90m x 2.74m) Window overlooking front aspect, radiator, built-in wardrobe.
- BEDROOM FIVE:** 12'2 x 7'11 (3.71m x 2.41m) Window overlooking rear aspect, radiator.
- FAMILY BATHROOM:** Matching white suite comprising panelled bath, pedestal wash hand basin, WC, tiled floor, heated towel rail, separate shower cubicle, double glazed frosted window.

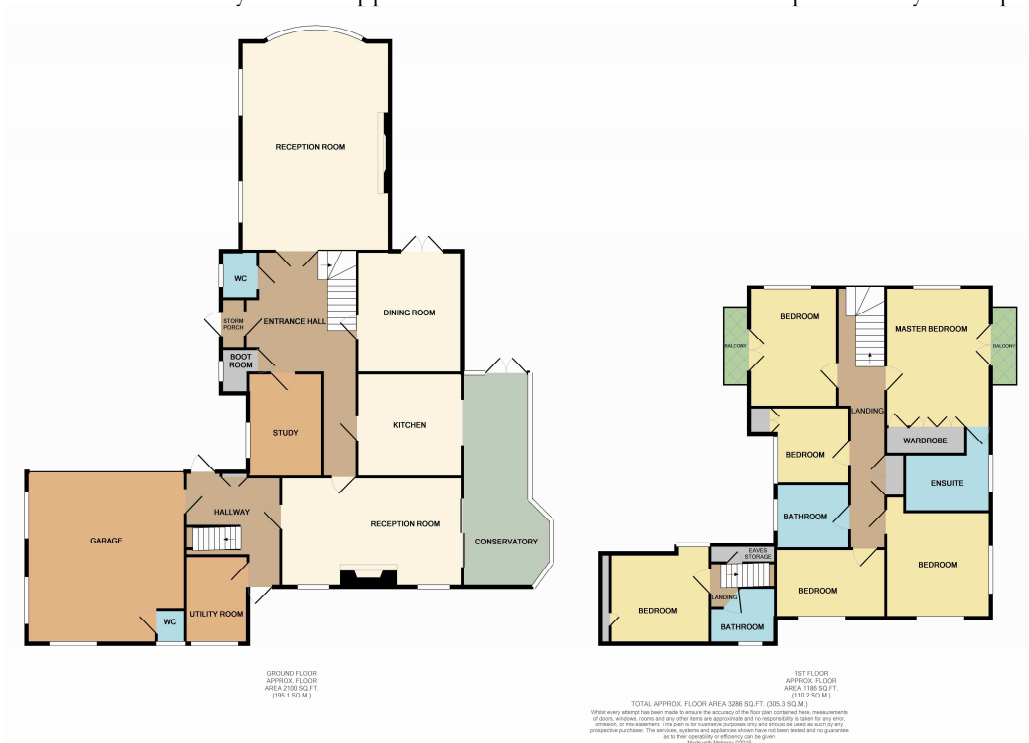
OUTSIDE


GARDENS: The front garden is mainly laid to lawn with mature trees, plants and flower lined borders, lawn and mature shrubs lead to the rear garden with an area of lawn and shingle path, trees and specimen shrubs, two log stores, timber garden shed, gate leading to lower section of garden, wooded area, access to substantial garage/workshop. This section of garden can also be accessed via a 5-bar gate that opens onto Bugsell Lane and is considered ideal for a small pony paddock. In all the grounds extend to approx. 1.28 acres and are enclosed by either post and rail fencing or mature hedgerow. Outside water supply, further hardstanding to the side of the garage which would be ideal for a caravan or boat, outside security lighting.

SECOND GARAGE/WORKSHOP: Timber framed, power and light, windows

INTEGRAL DOUBLE GARAGE: 19'9 x 18'1 (6.02m x 5.51m) Automatic up and over doors, power and light, WC, wash hand basin, meters.

AGENTS NOTE: None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



Energy Performance Certificate 

Beech House, Langham Road, ROBERTSBRIDGE, TN32 5EP
 Dwelling type: Detached house Reference number: 8945 7826-000-5658-4006
 Date of assessment: 08 June 2015 Year of assessment: Rata/Rating dwelling
 Date of certificate: 08 June 2015 Total floor area: 252 m²

Use this document to:
 * Compare current ratings of properties to see which properties are more energy efficient
 * Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 8,406
Over 3 years you could save	£ 3,201

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings
Lighting	£ 818 over 3 years	£ 315 over 3 years
Heating	£ 6,978 over 3 years	£ 4,588 over 3 years
Hot Water	£ 610 over 3 years	£ 283 over 3 years
Totals	£ 8,406	£ 3,201

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Current	Potential
D	C

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is based on rating 'D'.

Top actions you can take to save money and make your home more efficient.

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £8,000	£ 426	<input type="checkbox"/>
2 Cavity walling	£36 - £120	£ 33	<input type="checkbox"/>
3 Low energy lighting for all fixed outlets	£220	£ 240	<input type="checkbox"/>

See page 3 for a full list of recommendations for this property.
 For more information on recommended measures and how you can take steps to save money, visit www.direct.gov.uk/energygreen or call 0300 523 1234 (standard national rate). The Green Deal may allow you to look at your home warmer and cheaper for an 100,000 foot cost.

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