



Bourne Farmhouse

Bourne Lane, Salehurst, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An generous detached four bedroom period, but unlisted property with 1.30 acres in a desirable East Sussex location

A handsome double-fronted part-tile-hung and weatherboarded family home, sensitively combining quality fixtures and fittings and elegant décor with a wealth of period features, but without listing restrictions. It sits in a rural location near to a sought-after village offering local amenities and a train station with journey times to central London from 67 minutes.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



OUTSIDE



1.30 ACRES



FREEHOLD



RURAL



2,473 SQ FT



**GUIDE PRICE
£1,495,000**



The property

Bourne Farmhouse is an attractive double-fronted period family home offering almost 2,500 sq ft of light-filled, flexible accommodation arranged in an L-shape over two floors. The property sensitively combines modern amenities, quality fixtures and fittings, and elegant neutral décor with period features, including exposed wall and ceiling beams and original fireplaces.

The accommodation flows from a welcoming through reception hall with slate-tiled flooring, a useful cloakroom, stairs rising to the first floor and French doors to the rear terrace. On one side of the hall, the generous triple aspect sitting room has an original raised open fireplace with bressummer beam over. On the other side, a door opens into the remaining L-shaped inter-connecting accommodation with quarry-tiled flooring throughout. The dual aspect drawing room has a feature fireplace and a door to the extensive 37ft+ kitchen/dining room. The kitchen offers a range of wall and base units, complementary work surfaces and splashbacks, a Belfast sink, Aga and

modern integrated appliances. It opens into a dining room with space for a large table, a door to a small reception room with an inter-connecting fitted utility room with Belfast sink, French doors to the rear terrace, and double doors to a fully-glazed triple aspect conservatory with access to the terrace.

The generous L-shaped first floor landing has space for a study area and gives access to the property's four bedrooms and a family bathroom. The principal bedroom has a walk-in store/dressing room and an en suite shower room. One of the remaining bedrooms benefits from an en suite bathroom with freestanding bath.



Outside

Screened by mature trees, the property is approached over a gravelled driveway providing extensive private parking and giving access to a detached double garage. The beautifully landscaped gardens have a large terraced which is an excellent entertaining space and leads to the large sweeping lawn with extensive mixture of specimen shrubs, trees and flowers. The gardens have numerous seating areas for all day enjoyment, plus timber shed and summer house/forge.

To the end of the garden is the Victorian style kitchen garden and greenhouse and further mature planting and an area of light woodland. The gardens are a tranquil space to wonder and enjoy, and a haven for wild birds and nature.

Location

Set on the banks of the River Rother, Robertsbridge village has a church, local shops, a pub and primary and secondary education. Nearby Hawkhurst offers independent shopping, Waitrose and Tesco supermarkets, a cinema and pubs and restaurants. More extensive amenities can be found in Cranbrook, Hastings and Royal Tunbridge Wells. Transportation links are excellent: the A21 provides access to major regional centres and the motorway network, and Robertsbridge station (2.3 miles) sits on the main London-Hastings Line and offers regular services to central London (from 67 minutes).



Distances

- Robertsbridge 2.3 miles
- Hawkhurst 3.7 miles
- Battle 7 miles
- Cranbrook 7.7 miles
- Tenterden 11.5 miles
- Hastings 12.9 miles
- Royal Tunbridge Wells 12.3 miles

Nearby Stations

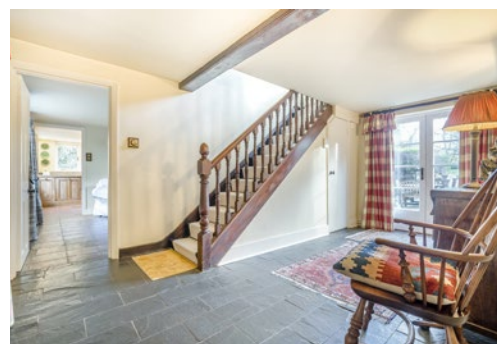
- Robertsbridge

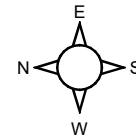
Key Locations

- Bodiam Castle
- Wadhurst Castle
- Battle Abbey / 1066 Battle of Hastings Museum
- Herstmonceux Castle
- Rye Castle Museum
- Lewes Castle & Museum

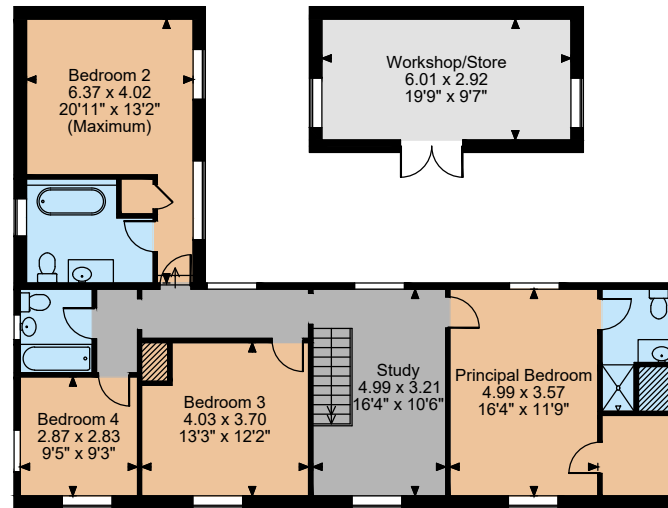
Nearby Schools

- Vinehall School
- Battle Abbey School
- Buckswood School
- Claremont School
- Skippers Hill Manor Preparatory School
- St Andrew's Prep
- Greenfields School
- Marlborough House
- St Ronan's





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 2,473 sq ft (230 sq m)
Garage internal area 375 sq ft (35 sq m)
Stores/Workshop internal area 306 sq ft (28 sq m)
Total internal area 3,154 sq ft (293 sq m)
For identification purposes only.

Directions

TN32 5PT

what3words: ///diamond.indulgent.prettiest - brings you to the property

General

Local Authority: Rother District Council

Services: Mains water and electricity. Oil fired heating. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: Band E

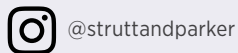
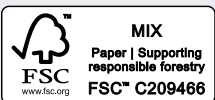
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