

CHERRY TREES, VICARAGE ROAD
BURWASH COMMON - GUIDE PRICE £450,000 - £475,000



Cherry Trees

Vicarage Road, Burwash Common,
Etchingam, TN19 7LS

**Enclosed Porch - Reception Hall - Sitting Room -
Conservatory/Dining Room - Kitchen/Breakfast Room -
3 Shower Rooms (2 En-Suite) - 3 Bedrooms - Landscaped
Gardens To 3 Side Of The Property - Single Garage Plus
Driveway Providing Parking For Numerous Vehicles**

ENCLOSED PORCH:

Double glazed sliding door. Double glazed inner door leading to:

RECEPTION HALL:

A bright and spacious hallway with oak flooring. Coved ceiling. Inset spotlights. Access to the loft. Built in storage cupboard housing the electrical consumer unit. Built in cupboard with plumbing for washing machine. Radiators.

SITTING ROOM:

Double glazed windows. Coved ceiling. Radiator.

CONSERVATORY/DINING ROOM:

Double glazed windows. Radiator. Double glazed French doors leading to the garden.

KITCHEN/BREAKFAST ROOM:

Double glazed windows and double glazed door leading to the garden. Range of cream fronted matching wall and base cupboards. Granite worktops with inset 4 burner gas hob with stainless steel filter hood above. Built in double oven. Inset one and a half bowl sink. Integrated fridge freezer and dishwasher. Central island with granite worktop. Tiled floor. Part tiled wall. Inset spotlights. Coved ceiling. Radiator in the breakfast area.



BEDROOM ONE:

Double glazed window overlooking the garden. Wood effect flooring. Coved ceiling. Inset spotlights. Radiator.

EN-SUITE SHOWER ROOM:

Shower cubicle with thermostatic shower over. WC. Pedestal wash basin. Chrome heated towel rail. Inset spotlights. Extractor fan.

BEDROOM TWO:

Double glazed window overlooking the garden. Radiator.

EN-SUITE WET ROOM:

Double glazed window. Electric shower with drencher head and handheld shower. WC. Wash basin. Tiled walls. Chrome heated towel rail. Extractor fan.

BEDROOM THREE:

Double glazed window overlooking the garden. Coved ceiling. Radiator.

BATHROOM:

Double glazed window. WC with concealed cistern. Wash basin with cupboard under. Large shower cubicle with electric shower. Chrome heated towel rail. Tiled floor and walls. Built in airing cupboard housing the hot water cylinder with slatted shelves above.

OUTSIDE:

The property is approached via a long driveway providing parking for a number of vehicles and leading to a single detached garage with up and over door, power and light. There are attractive gardens to 3 sides of the property with lawned area, paved patio, mature shrubs and trees and low maintenance astro turf and slate chipped areas.



SITUATION:

This popular hamlet is extremely well placed within 3 miles distant of Stonegate rail station with service of trains to London and the beautiful and historic village of Burwash which provides shopping facilities for day-to-day needs and a popular primary school coupled with traditional Inns. It is approximately 3 miles from the town of Heathfield which provides a fine range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 15 miles distant with the larger coastal towns of both Hastings and Eastbourne being reached within approximately 35 and 45 minutes drive respectively.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

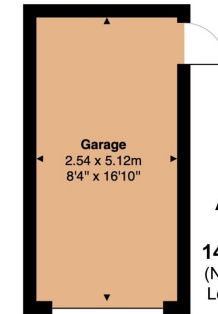
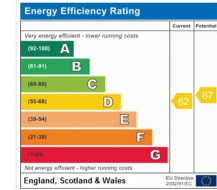
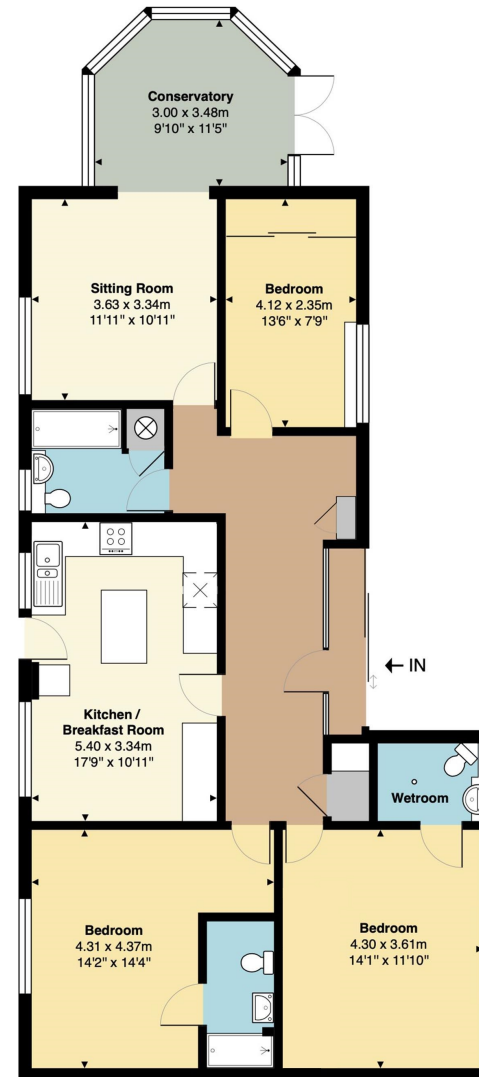
By appointment with Wood & Pilcher 01435 862211

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Garage
Approx Internal
Floor Area
140 sq ft (13 sq m)
(Not Shown In Correct
Location / Orientation)

**Gross Internal Floor
Area Approx
1248 sq ft (115.9 sq m)**

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Not To Scale.
Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.
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