



4 PROSPECT COTTAGES, HIGH STREET  
BURWASH - GUIDE PRICE £375,000 - £385,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes



# 4 Prospect Cottages

High Street, Burwash,  
Etchingam, TN19 7BJ

**Entrance Hall Open To Reception Room - Kitchen -  
Breakfast Room Overlooking The Garden - Inner Lobby -  
Downstairs Bathroom - Stairs To The First Floor Landing -  
Sitting Room With Wood Burning Stove - Study/Snug -  
Stairs To The Second Floor - 2 Bedrooms (One With En-  
Suite WC) - Beautifully Maintained Rear Garden -  
Countryside Views From The Upper Levels**

A charming Grade II listed cottage arranged over 3 floors and situated in the historic village of Burwash just a short walk from the shops and village pubs. The accommodation features separate sitting and dining rooms, a breakfast room and good sized kitchen plus a ground floor bathroom. The cottage retains much character with exposed beams and brick chimney breasts and benefits from 2 wood burning stoves. There is a beautifully maintained cottage garden to the rear with mature shrubs and fruit trees and a substantial workshop/studio.

## **RECEPTION ROOM:**

Leaded light secondary glazed windows. Polished wooden flooring. Built-in cupboard. Radiator.

## **KITCHEN:**

Exposed beams. Space for electric cooker. Wood burning stove with exposed brick surround. Range of cream fronted matching wall and base cupboards. Wood block worktop plus granite worktop with inset stainless steel sink. Space for upright fridge/freezer and slimline dishwasher. Quarry tiled floor. Built-in airing cupboard housing the hot water cylinder and electric boiler for the central heating. Steps down to:

## **BREAKFAST ROOM:**

Double glazed ceiling windows and double glazed French doors leading to the garden. Tiled floor. Space and plumbing for washing machine.





**INNER LOBBY:**

Wood effect flooring. Under stairs storage cupboard. Radiator.

**BATHROOM:**

Double glazed window. White suite comprising of a panel ended bath with thermostatic shower over. WC with concealed cistern. Wash basin with tiled splashback. Chrome heated towel rail. Inset spotlights. Wall mounted electric heater.

**STAIRS LEADING TO THE FIRST FLOOR LANDING:**

Exposed timbers.

**SITTING ROOM:**

Leaded light windows overlooking the garden and with far reaching countryside views. Exposed beamed ceiling and upright timbers. Wood burning stove with exposed brick chimney breast. Radiators.

**STUDY/SNUG:**

Leaded light windows. Exposed brick chimney breast. Fitted storage cupboards. Radiator.

**STAIRS LEADING TO THE SECOND FLOOR:****BEDROOM:**

Leaded light secondary glazed window. Built-in cupboard.

**EN-SUITE WC:**

WC. Wash basin. Wood effect flooring. Inset spotlight.

**BEDROOM:**

Leaded light double glazed windows overlooking the garden and with far reaching countryside views. Inset spotlights. Range of full height built-in wardrobes/cupboards. Radiator.

**OUTSIDE:**

There is a beautiful cottage garden to the rear with paved patio, lawned area, matured shrub and flower borders, fruit trees, outside water tap and a further patio at the bottom of the garden.

**WORKSHOP/STUDIO:**

With windows, power and light.



### SITUATION:

The property is situated in this beautiful English village that enjoys historic links to Rudyard Kipling including Batemans Country House. The village provides shopping facilities for day-to-day needs and a popular primary school coupled with traditional Inns. The market town of Heathfield is approximately 6 miles distant and 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 14 miles distant with the larger coastal towns of both Hastings and Eastbourne being reached within approximately 30 and 45 minutes drive respectively. Etchingam Station is only 5 minutes drive with a service of trains to London.

**TENURE:** Freehold

**COUNCIL TAX BAND:** D

### VIEWING:

By appointment with Wood & Pilcher 01435 862211

### AGENTS NOTE:

We understand there is a right of way for the neighbours across the back of the cottage.

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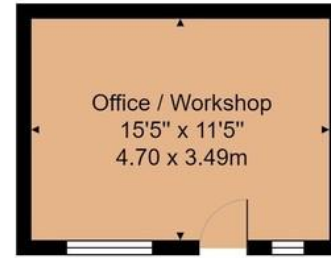
We have produced a virtual video/tour of the property to enable you to obtain a better picture of it. We accept no liability for the content of the virtual video/tour and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

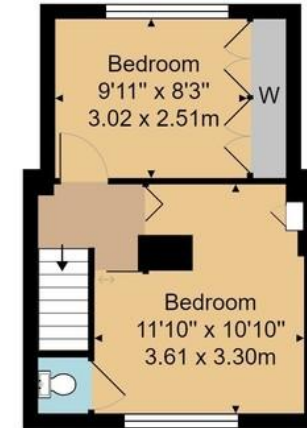


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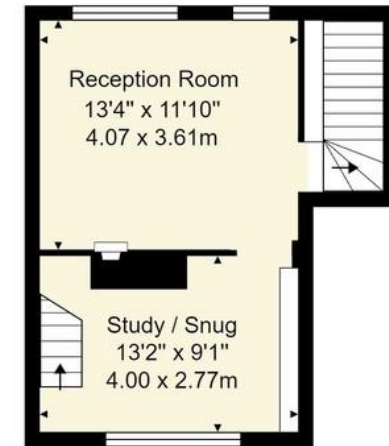
**Outbuilding**



**Second Floor**



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 1031 ft<sup>2</sup> ... 95.7 m<sup>2</sup>  
(excluding office / workshop)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.