

THE COTTAGE, HEATHFIELD ROAD  
BURWASH WEALD - £700,000



# The Cottage

Heathfield Road, Burwash Weald,  
Etchingam, TN19 7LA

**Enclosed Porch - Sitting Room With Wood Burning Stove -  
Kitchen/Diner - Utility Room - Family Room/Bedroom – Vaulted  
Double Height TV/Entertainment Room - Stairs To First Floor  
Landing - Library/Mezzanine Level - Three Further Bedrooms  
(Master Bedroom With Dressing Area & En-suite Shower Room  
- Study - Family Bathroom - Secluded Rear Garden - Outbuilding  
(Store/Workshop, Log Store, Outside WC) - Own Driveway  
Providing Parking For Two Cars**

A charming half weather boarded, half brick detached cottage we believe to have been built circa 1750 situated in the small hamlet of Burwash Weald just a stones throw from the local Public House and approximately 1.5 miles from the historic village of Burwash. The accommodation features 3/4 bedrooms, a wealth of exposed beams, sitting room with feature fireplace with wood burning stove, vaulted double height TV/entertainment room with further family room/bedroom plus open plan kitchen/diner. There is a secluded garden to the rear with brick outbuilding and parking to the front for two cars.

#### **ENCLOSED PORCH:**

Double glazed side window. Tiled floor. Glazed door leading to:

#### **SITTING/DINING ROOM:**

Double glazed windows to front and side. Feature brick fire surround with wood burning stove.

#### **KITCHEN/DINER:**

Kitchen area: range of wood-fronted matching wall and base cupboards. Worktops with inset one and half bowl sink. Space for cooker, dishwasher and fridge. Inset spotlights.

Quarry tiled floor.

Dining area: Window overlooking the rear garden. Beamed ceiling and feature exposed brick wall. Inset spotlights. Tiled floor. Radiator.

#### **UTILITY ROOM:**

Space for washing machine, tumble drier and upright fridge freezer. Quarry tiled floor. Wooden stable door leading to the garden.



**FAMILY ROOM/BEDROOM:**

Double glazed windows to the front. Built-in cupboards with wooden doors. Radiator.

**TV/ENTERTAINMENT ROOM:**

Double height ceiling with multiple windows and wood clad vaulted ceiling. Inset spotlights. Radiator.

Stairs leading to:

**FIRST FLOOR LANDING:****MEZZANINE LEVEL/LIBRARY:**

Overlooking the Entertainment Room. Exposed beams.

**BEDROOM ONE:**

Dual aspect with double glazed windows enjoying far reaching countryside views between roof tops. Beamed ceiling. Access to the loft area. High-level cupboard. Dressing area with fitted wardrobes. Radiator.

**EN-SUITE SHOWER ROOM:**

Quadrant shower cubicle with thermostatic shower. Pedestal wash basin. WC with concealed cistern. Part panelled/part tiled walls. Chrome heated towel rail. Inset spotlights. Beamed ceiling.

**BEDROOM TWO:**

Double glazed window with views between the roof tops. Beamed walls. Inset spotlights. Radiator.

**BEDROOM THREE (ACCESSED VIA STUDY)**

Double glazed window. Beamed walls. Inset spotlights. Radiator.

**STUDY:**

Double glazed window overlooking the rear garden. Airing cupboard housing the hot water cylinder with slatted shelves above. Exposed beams.

**FAMILY BATHROOM:**

Double glazed window overlooking the rear garden. Panel enclosed corner bath with mixer taps and hand-held shower. WC with high-level cistern. Pedestal wash basin. Tiled surround. Polished wood floor. Exposed beams. Inset spotlights. Radiator.

**OUTSIDE:**

Private enclosed garden to the rear with patio area, lawn and shrub borders. Brick built outbuilding comprising storage room/workshop with power and light. Log store and outdoor WC. Side gate. Driveway to the front providing parking for two cars.



### 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.

### VIEWING:

By appointment with Wood & Pilcher 01435 862211

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### ADDITIONAL INFORMATION:

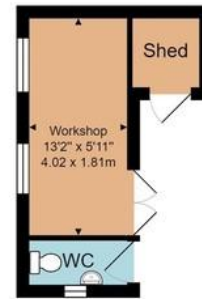
Broadband Coverage search Ofcom checker  
Mobile Phone Coverage search Ofcom checker  
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas-fired  
Property Construction - Brick & Timber

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



27 High Street, Heathfield,  
East Sussex, TN21 8JR  
Tel: 01435 862211

Email: [heathfield@woodandpilcher.co.uk](mailto:heathfield@woodandpilcher.co.uk)  
BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE  
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



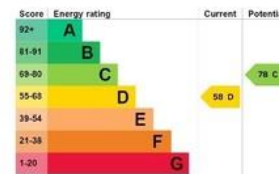
Outbuilding



First Floor



Ground Floor



House Approx. Gross Internal Area 1769 sq. ft / 164.3 sq. m  
Outbuilding Approx. Internal Area 115 sq. ft / 10.7 sq. m

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.