



# SOUTHOVER HALL MEWS, SPRING LANE

BURWASH - GUIDE PRICE £450,000



WOOD & PILCHER



# Southover Hall Mews

Spring Lane, Burwash,  
Etchingham, TN19 7JB

**Entrance Hall - Kitchen/Breakfast Room - Utility Room**  
**Sitting Room - Two Double Bedrooms One with**  
**Mezzanine Shower Room - Lower Level Studio/Office**  
**Lower Level Cellar/Storage - Integral**  
**Garage/Workshop (For Small Vehicle)**  
**Charming Rear Garden**

A unique and charming cottage dating back to approximately 1895 featuring high ceilings throughout, large arched windows and situated in rural Burwash. The property is arranged over three floors with a lower level office/studio and cellar, two substantial bedrooms, one with a mezzanine level, kitchen/breakfast room, utility room and a large sitting room with vaulted ceiling. Externally is a mature well stocked garden to the rear and a garage/workshop.

Steps up to front door and opening into:

## **ENTRANCE HALL:**

High ceilings, radiator, stairs down to:

## **UTILITY ROOM:**

Space for washing machine, tiled flooring rear door to garden.

## **KITCHEN/BREAKFAST ROOM:**

Range of white fronted wall and base cupboards, worktop with inset twin stainless steel sinks, space for cooker with stainless steel cooker hood above, space for dishwasher and large window overlooking the garden and wooded area beyond.



**BEDROOM 1:**

Large double bedroom with two feature arched windows, built-in wardrobe, high ceiling, stripped wooden flooring and radiator.

**BEDROOM: 2**

A spacious bedroom with feature arched window overlooking the garden, built-in double wardrobe, radiator and fitted steps rise to a mezzanine level.

**SHOWER ROOM:**

Large shower cubicle with thermostatic shower, concealed system with wc and wash basin. Two stylish upright radiator/towel rails, inset spot lighting, extractor fan and high level window.

Stairs rise with half landing to second floor.

**SITTING ROOM:**

Large arched window, tiled hearth housing a stylish wood burning stove, radiator, vaulted ceiling with part pine panelled walls and ceiling.

**OUTSIDE:**

Benefitting from a substantial office/studio on the lower level with brick arched ceiling and window overlooking the garden with an additional large arched cellar/storage room and integral garage (suitable for a small vehicle).

**OUTSIDE REAR:**

Charming garden with established shrubs and trees along with a brick and shingle circular feature and hedging.





### SITUATION:

The property is situated on the rural edge of 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. Stonegate Station is only 5 minutes drive with a service of trains between Hastings and London calling at Charring Cross & Cannon Street.

### TENURE:

Freehold

### VIEWING:

By appointment with Wood & Pilcher Heathfield 01435 862211

### AGENTS NOTE:

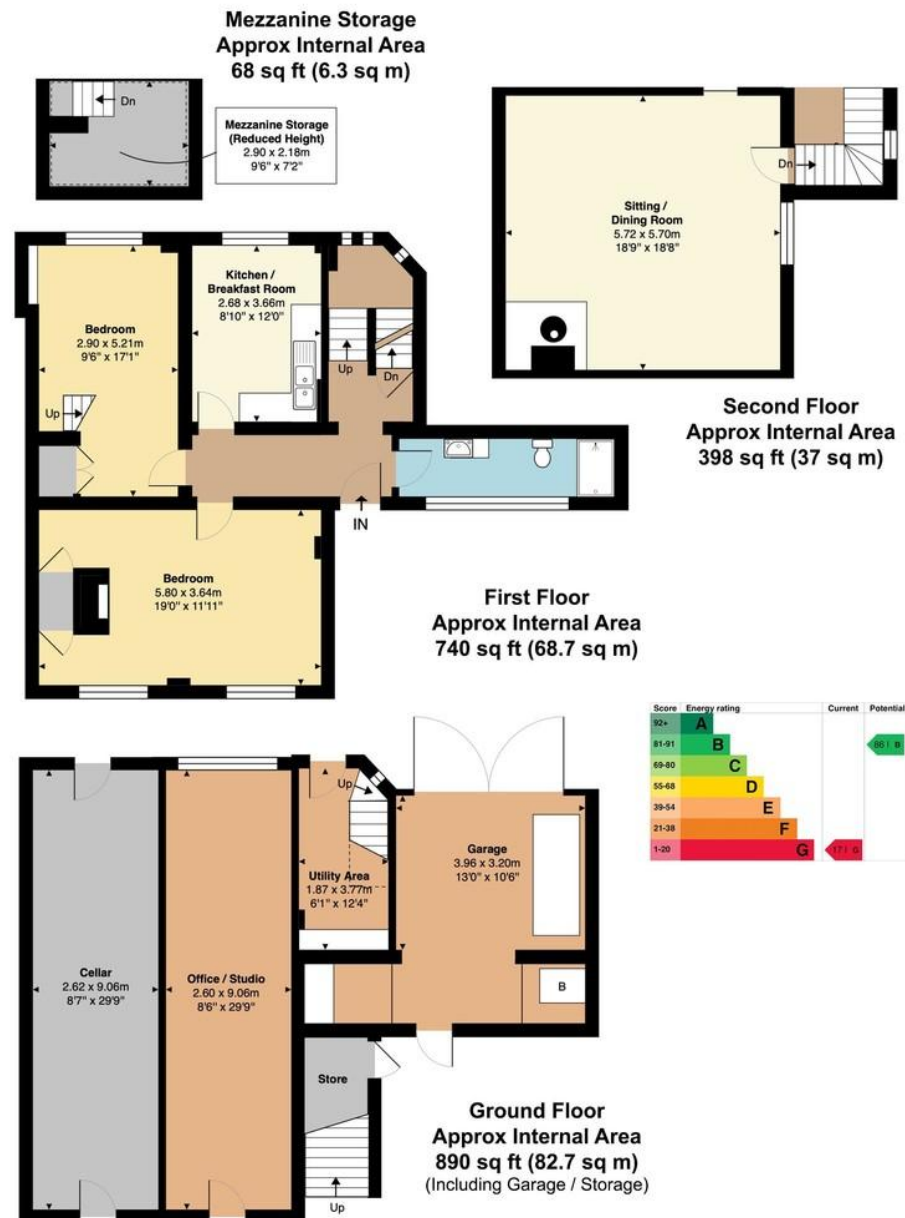
Please note that the garden to the front of Southover Hall Mews does not belong to this property.

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Not To Scale.  
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