



HEATHFIELD ROAD, BURWASH WEALD
£745,000



WOOD & PILCHER

Weald House, Heathfield Road, Burwash Weald, Etchingham, East Sussex, TN19 7LB

A newly built exceptionally spacious detached family home on a small development of just three houses set well off the road and enjoying far reaching countryside views. The accommodation is finished to a high standard and features include a large kitchen/diner with vaulted ceiling, handmade kitchen, sitting room with feature fireplace and log burner, separate family room and a utility room, five bedrooms plus a home office/study, luxury family bathroom plus en-suite facilities to two bedrooms. There is a generous garden which enjoys countryside views and a double garage with additional parking to the front. The property also features Ecodan air sourced central heating with individually zoned underfloor heating to the ground floor.



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BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,
SOUTHBOROUGH, TONBRIDGE & ASSOCIATED LONDON OFFICE

SITUATION: This popular hamlet is extremely well placed within 3 miles distance 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 distance with the larger coastal towns of both Hastings and Eastbourne being reached within approximately 35 and 45 minutes drive respectively.

RECEPTION HALL: Wood effect flooring. Understairs storage cupboard. Further built-in large storage cupboard.

CLOAKROOM: WC, wash basin with cupboard under and tiled splashback. Fitted mirror. Coved ceiling. Inset spotlights. Wood effect flooring. Double glazed window.



SITTING ROOM: Dual aspect with double glazed windows in a large square bay and double glazed French doors to garden. Feature brick surround with stone hearth and wood burning stove. Cornicing. Inset spotlights. Glazed wooden doors to:-

KITCHEN/DINER: Range of handmade wooden wall and base cupboards with granite worktops and inset double bowl stainless steel sink. Integrated fridge/freezer and dishwasher. Built-in 'Neff' oven and microwave. Inset 'Neff' electric hob with extractor fan above. Central island with solid wooden worktop and cupboards under. Wood effect flooring. Vaulted ceiling in Dining Area with feature end window and folding doors to the rear garden and further pair of French doors leading out onto the paved patio.

UTILITY ROOM: Laminate worktop with stainless steel inset sink. Part tiled walls. Cupboards under. Space for washing machine. Wood effect flooring. Double glazed door to garden.

FAMILY ROOM: Cornicing. Double glazed window.

Stairs to FIRST FLOOR LANDING: Radiator. Airing cupboard with radiator and slatted shelves above.

BEDROOM 1: Double glazed windows with far reaching views across the surrounding countryside. Inset spotlights. Radiator.

EN-SUITE BATHROOM: Panel enclosed bath with chrome mixer tap and handheld shower, double wash hand basin with two chrome mixer taps and cupboard under. WC. Chrome heated towel rail. Inset spotlights. Extractor fan. Double shower cubicle with large fixed shower head and further handheld shower head with separate start/stop button from the bedroom. Double glazed window.

BEDROOM 2: Double glazed windows with far reaching views across the field to the rear. Radiator.

EN-SUITE SHOWER ROOM: Large shower cubicle with main large fitted shower head and further handheld shower. Vanity unit with inset wash hand basin and WC with concealed cistern. Storage cupboards. Large mirror. Double glazed window. Chrome heated towel rail. Extractor fan.

BEDROOM 3: Double glazed window to side and double glazed velux window. Radiator.

BEDROOM 4: Double glazed windows overlooking the fields to the rear. Radiator.

FAMILY BATHROOM: Panel enclosed bath with chrome mixer tap and handheld shower, wash hand basin with cupboard under, WC. Shower cubicle. Inset spotlights. Extractor fan. Double glazed windows.

Stairs to SECOND FLOOR LANDING:

BEDROOM 5: Velux double glazed window with views across fields to the rear. Radiator. Cupboard housing hot water system.

HOME OFFICE/STUDY: Velux double glazed window. Radiator.

OUTSIDE: There are gardens to the FRONT, REAR and SIDE with a paved patio area and lawn. DOUBLE GARAGE with up and over doors with additional PARKING to the front. There are countryside views from the garden.

TENURE: Freehold

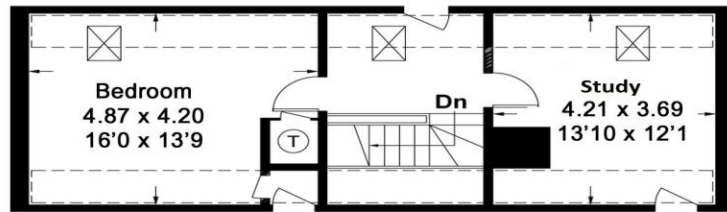
VIEWING ARRANGEMENTS: By appointment with owners agent, Wood & Pilcher, 27 High Street, Heathfield, East Sussex, TN21 8JR on 01435 862211 or email us at heathfield@woodandpilcher.co.uk.

DIRECTIONS: From our office in Heathfield High Street proceed east along the A265 for approximately 4 miles passing through Broad Oak, Burwash Common and when you enter Burwash Weald at the bottom of the dip the development can be found on the left hand side.

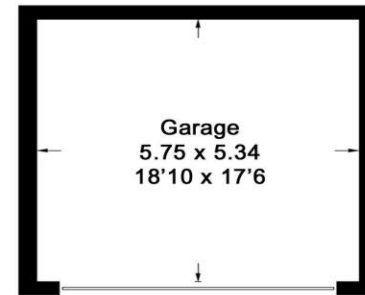
ENERGY EFFICIENCY RATING: B

AGENTS NOTE: Please note that not everything in the photography may be included in the sale.



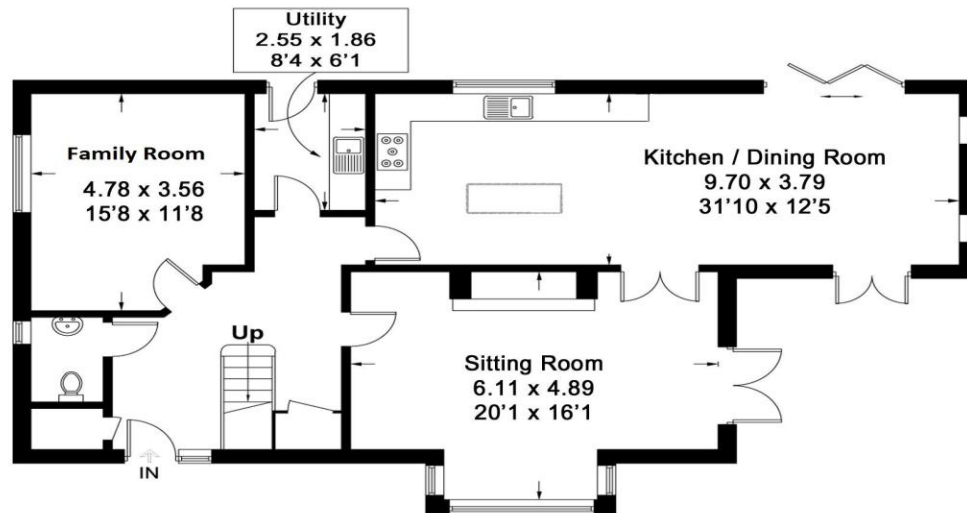


Second Floor Approx Internal Floor Area
489 sq ft (45.4 sq m)

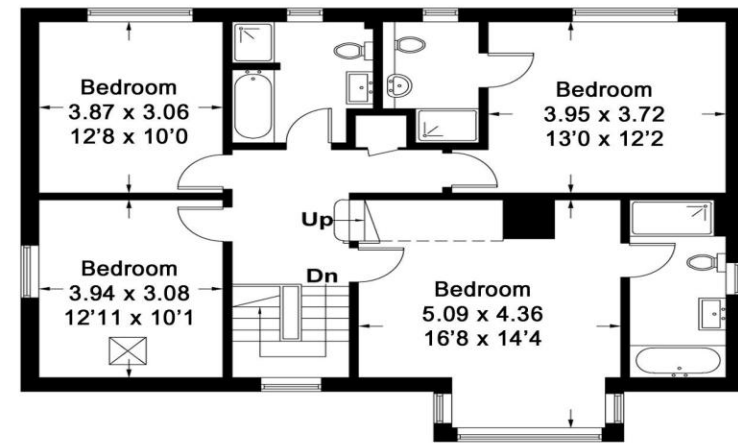


Garage Approx Internal Floor Area
489 sq ft (45.4 sq m)
(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(91-101)	A	
(81-91)	B	
(69-81)	C	
(55-69)	D	
(39-55)	E	
(21-39)	F	
	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Current	Potential	
84	90	



Ground Floor Approx Internal Floor Area
1159 sq ft (107.7 sq m)



First Floor Approx Internal Floor Area
986 sq ft (91.6 sq m)

Weald House, Heathfield Road, Burwash Weald

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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