



LADY CLOSE HOUSE, BURGH HILL  
ETCHINGHAM - GUIDE PRICE £995,000





# Lady Close House

Burgh Hill,  
Etchingam, TN19 7PE

**Enclosed Porch - Reception Hall - Downstairs Cloakroom -  
Sitting Room - Study Area - Drawing Room - Dining Room -  
Kitchen/Breakfast Room - Utility/Laundry Room - 5 Bedrooms -  
2 Bathrooms (1 En-Suite) - Double Garage - Gardens And  
Bluebell Wood Extending To Approximately 1.25 Acres**

An imposing 5 bedroom detached family home situated in a highly desirable location with gardens and bluebell wood beyond extending to approximately 1.25 acres. The accommodation features 3 reception rooms, kitchen/breakfast room and laundry room as well as an en-suite bathroom to master bedroom and herringbone oak flooring to the hallway, sitting room and dining room. A gated driveway to the front provides extensive parking and leads to the English Heritage double garage. Etchingam railway station is within 1 mile providing access to London (approximately 1 hour and 20 minutes).

## **ENCLOSED PORCH:**

Wooden flooring. Triple aspect with leaded light double glazed windows.

## **RECEPTION HALL:**

Herringbone style oak flooring. Radiator with decorative cover. Coved ceiling. Dado rail. Under stairs cloaks cupboard.

## **CLOAKROOM:**

Leaded light double glazed window. Vanity unit with inset wash basin and cupboards under. Quarry tiled floor. WC with concealed cistern. Radiator. Part tiled walls. Coved ceiling.

## **SITTING ROOM:**

Leaded light double glazed windows. Herringbone style oak flooring. Radiator with decorative cover. Coved ceiling.

## **STUDY AREA:**

Leaded light double glazed window. Oak flooring. Radiator with decorative cover. Coved ceiling.





**DRAWING ROOM:**

Dual aspect with leaded light double glazed windows to the front and double glazed French doors to the rear opening onto the garden. Radiator with decorative cover. Feature fireplace with wooden surround and stone insert. Coved ceiling.

**DINING ROOM:**

Herringbone style oak flooring. Double glazed windows overlooking the garden. Radiator. Coved ceiling.

**KITCHEN/BREAKFAST ROOM:**

Double glazed window overlooking the garden. Range of matching wooden fronted wall and base cupboards. Laminate worktop with inset one and a half bowl sink. Space for cooker with filter hood above. Integrated dishwasher. Part tiled walls.

**UTILITY/LAUNDRY ROOM :**

Double glazed window and double glazed door to the side. Laminate worktop with inset sink and cupboards under. Space for washing machine and tumble dryer. Wall mounted gas fired boiler. Radiator with decorative cover. Built in cupboards.

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

Built in airing cupboard housing the hot water cylinder with slatted shelves above. There is a large attic spanning the full length of the house with pull down ladder and light.

**BEDROOM ONE:**

Double glazed windows overlooking the garden and woodland beyond. Double built in wardrobe. Radiator. Coved ceiling.

**EN-SUITE BATHROOM:**

Leaded light double glazed windows. Corner bath with chrome mixer taps and shower attachment. Separate shower cubicle with thermostatic shower. Vanity unit with twin inset sinks and cupboards under. Quarry tiled floor. Part tiled walls. Radiator. Coved ceiling.

**BEDROOM TWO:**

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

**BEDROOM THREE:**

Leaded light double glazed windows. Fitted wardrobes. Radiator. Coved ceiling.

**BEDROOM FOUR:**

Double glazed windows overlooking the garden and woodland beyond. Radiator. Coved ceiling.

**BEDROOM FIVE:**

Leaded light double glazed windows to the front. Radiator. Coved ceiling.





#### FAMILY BATHROOM:

Leaded light double glazed window. Panel enclosed bath with chrome mixer taps and shower attachment. WC with concealed cistern. Wash basin. separate shower cubicle with thermostatic shower. Part tiled walls. Radiator.

#### OUTSIDE:

There is a gated gravel driveway to the front providing parking for numerous vehicles and leading to an English Heritage double garage with power and light and attic storage space above accessed via a pull down ladder. The rear garden is mainly laid to lawn with mature shrub and tree borders, large brickset patio and further paved area to the side, pergola, timber summer house with mains power and light with a covered timber decked area to the front. There is a further timber shed and the garden opens into the bluebell wood to the rear with the gardens and bluebell wood extending to approximately one and a quarter acres.

#### SITUATION:

Etchingam Village sits in the High Weald AONB and offers a rail service to London (approximately 1 hour 20 minutes), Post Office, Church, Primary School and Social Club. The villages of Burwash and Hurst Green (which provides access to the A21) are short drives to the west and east respectively each offering further amenities. The larger coastal town of Hastings lies 14 miles to the South. The Spa town of Tunbridge Wells with its excellent shopping facilities is approximately 15 miles to the north and the area is extremely well served with educational facilities for all age groups.

#### TENURE:

Freehold

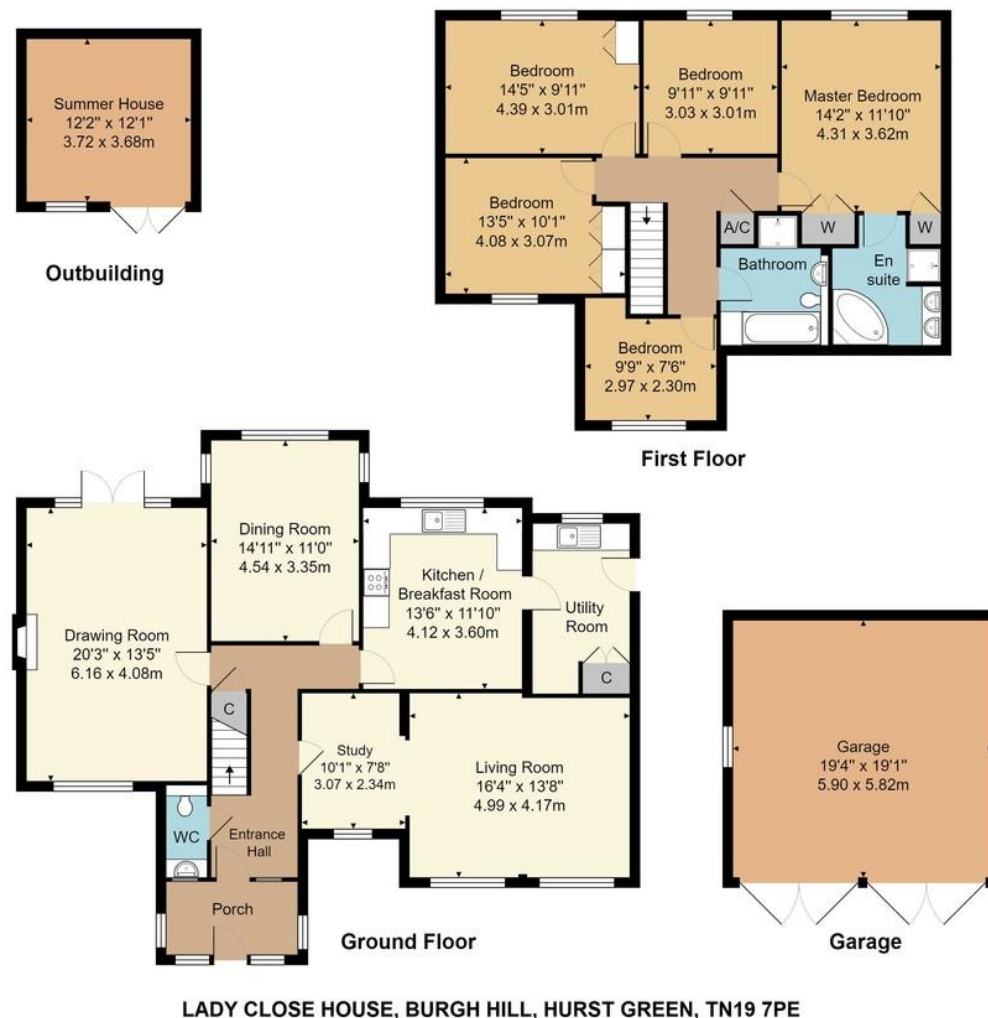
#### VIEWING:

By appointment with Wood and Pilcher 01435 862211

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**Approx. Gross Internal Area:**  
- House 2099 sq. ft / 195.0 sq. m  
- Garage 369 sq. ft / 34.3 sq. m  
- Outbuilding 147 sq. ft / 13.7 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.

