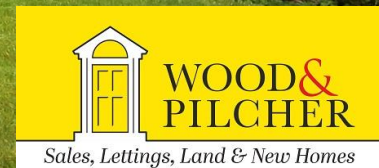




BYWAYS, SHRUB LANE  
BURWASH - £700,000



Sales, Lettings, Land & New Homes

# Byways

49 Shrub Lane, Burwash,  
Etchingam, TN19 7BU

**Storm Porch - Entrance Hall - Sitting Room -  
Open Plan Kitchen/Diner - Family Room - Conservatory -  
Utility Room - Cloakroom - Landing - 4 Bedrooms -  
Family Bathroom Plus En-Suite Bathroom To The Master  
Bedroom - Large Mature Gardens - Own Driveway  
Providing Ample Parking - Stunning Countryside Views**

An attractive and spacious detached family home built approximately 1920 and situated in a countryside lane about half a mile from Burwash Village High Street and 5 minutes' drive from Etchingam Station. The property enjoys far-reaching countryside views to the front and rear and a large mature garden. The accommodation features a bright open plan kitchen/diner, family room, separate sitting room and utility room as well as two bathrooms (one en-suite). The driveway to the front provides parking for a number of vehicles. Broadband and mobile phone signals are available at the property. Byways offers potential to extend (subject to planning) and already has lapsed planning permission for a garage extension to the side of the house.

## **STORM PORCH:**

## **ENTRANCE HALL:**

Under-stairs storage cupboard. Radiator.

## **SITTING ROOM:**

Double-glazed window in bay. Feature brick fire surround with stone hearth. Picture rail. Radiator.

## **KITCHEN/DINER:**

Matching wall and base kitchen units. Worktop with inset sink. Part-tiled walls. Space for fridge and dishwasher. Inset electric hob. Inset spotlights. Double-glazed windows overlooking the garden and with far-reaching views across the Sussex countryside. Double-glazed door leading to the garden. Archway leading to the Dining area. Worktop with cupboards under and fitted display shelving. Radiator. Double-glazed French doors with side windows leading to the garden. Inset spotlights.



**FAMILY ROOM:**

Window overlooking the front garden and fields beyond. Feature brick fireplace with stone hearth and wood burning stove. Tiled floor. Radiator. Esse cooker.

**CONSERVATORY:**

Double-glazed windows and double-glazed door leading to the garden. Tiled floor.

**UTILITY ROOM:**

Wooden worktop with inset Butler sink. Space for washing machine. Built-in oven and wall-mounted cupboard. Further built-in cupboard. Tiled floor.

**CLOAKROOM:**

Double-glazed window. WC. Pedestal wash basin with tiled splashback. Electric wall-mounted heater.

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

Double-glazed windows overlooking the front garden and fields beyond. Access to the loft.

**BEDROOM ONE:**

Double-glazed windows overlooking the rear garden and far-reaching views across the Sussex countryside. Picture rail. Radiator.

**EN-SUITE BATHROOM:**

Double-glazed window. White suite comprising of a panel enclosed bath. WC. Pedestal wash basin. Extractor fan. Part-tiled walls. Radiator.

**FAMILY BATHROOM:**

Double-glazed window with far-reaching views. Panel enclosed bath with chrome mixer taps and hand-held shower attachment. Large separate shower cubicle with thermostatic shower. WC. Pedestal wash basin with tiled splashback. Tiled floor. Heated towel rail. Inset spotlights. Extractor fan.

**BEDROOM TWO:**

Double-glazed windows that enjoy far-reaching views. Picture rail. Built-in double wardrobe. Radiator.

**BEDROOM THREE:**

Double-glazed windows enjoying far-reaching countryside views. Picture rail. Radiator.

**BEDROOM FOUR:**

Window enjoying far-reaching countryside views. Built-in cupboard housing the boiler. Fitted display shelf. Radiator.



### OUTSIDE:

There is a shingle driveway providing parking for a number of vehicles. Rear garden with gated side access, covered log store, large paved patio area, outside water tap, storage shed, lawn with mature shrub and flower beds.

### 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 area is well served with schooling for all age groups. Etchingham Station is only 5 minutes' drive with a service of trains to London Charing Cross and Cannon Street on the Hastings line. Etchingham also offers a Church of England Primary School, Butchers and Post Office as well as the award winning Bistro at the Station. 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. The market town of Heathfield is approximately 6 miles distant and provides a fine range of shopping facilities.

### TENURE:

Freehold

### COUNCIL TAX BAND:

F

### VIEWING:

By appointment with Wood & Pilcher 01435 862211

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 obtained. 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)



First Floor



Ground Floor

Approx. Gross Internal Area  
1962 ft<sup>2</sup> ... 182.3 m<sup>2</sup>

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.