



SHRUB LANE

BURWASH, ETCHINGHAM – GUIDE PRICE £650,000 - £675,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

37 Shrub Lane

Burwash, Etchingam, TN19 7BU

Entrance Hall/Utility - Inner Hall - Sitting Room with Wood Burner - Study Area - Kitchen/Breakfast Room With Aga - Family Room - Dining Room - Ground Floor Shower Room - Four Bedrooms - Family Bathroom - Good Size Enclosed Rear Garden - BBQ Hut - Useful Outbuilding - Large Driveway - VIEWING ESSENTIAL.

A spacious and well presented Edwardian semi-detached house situated on the edge of this well regarded Sussex village with a large plot including four bedrooms, three reception rooms, bath and shower room as well as a large driveway, outbuilding currently used as a gym and workshop and a super garden with BBQ hut and large patio terrace. VIEWING ESSENTIAL.

ENTRANCE HALL/UTILITY:

Accessed via Timber part glazed front door with outside security light. uPVC double glazed window to side. Fitted worktop and adjoining butlers sink with cupboard below and space and plumbing for washing machine. Cupboard over and wall mounted Worcester gas-fired combination boiler. Access to small loft area. Timber effect flooring. Painted timber door into:

INNER HALL:

uPVC double glazed window to side. Stairs to first floor. Exposed timber flooring. Radiator. Opening into a useful STUDY AREA with useful understairs cupboard. Range of fitted office furniture incorporating shelving, work desk and book shelving.

SITTING ROOM:

uPVC double glazed bay window incorporating a window seat. Exposed timber flooring. Fitted wood burning stove set on a quarry tiled hearth with exposed brick recess and timber surround. Fitted shelving and cupboards to chimney recess. Radiator.

KITCHEN/BREAKFAST ROOM:

uPVC double glazed window to side. Range of butchers block style timber worktops with inset one and a half bowl sink and drainer with mixer tap over. Matching cupboard and drawer units below. Space and plumbing for dishwasher and for fridge/freezer. Matching wall mounted cupboards incorporating glazed display cabinets. Recessed ceiling downlighters. Fitted gas-fired Aga with double oven and twin hob. Exposed timber flooring. Radiator. Open arch and open access to:



FAMILY ROOM:

Double glazed timber French doors to patio. uPVC double glazed window to side. Exposed painted timber floorboards. Fitted stove. Recessed useful display shelving. Recessed ceiling downlighters. Door to:

DINING ROOM:

Windows to side & rear. Double glazed French doors giving access to rear terrace. Timber effect flooring. High ceiling. Panel electric heater. Door to:

GROUND FLOOR SHOWER ROOM:

Double glazed Velux window to ceiling. Fitted with a white contemporary suite with chrome effect fittings comprising low-level WC, pedestal wash basin with tiled splashback. Tile enclosed shower cubicle with Victorian-style shower head. Timber wall panelling. Timber effect flooring. Extractor fan.

FIRST FLOOR LANDING:

Part-galleried with timber balustrade. Access to loft space with pull-down ladder and being boarded with light.

BEDROOM ONE:

Dual aspect with uPVC double glazed window to front and side with views over rooftops to countryside. Feature fireplace. Double radiator.

BEDROOM TWO:

uPVC double glazed window to side. Feature fireplace. Double radiator.

BEDROOM THREE:

uPVC double glazed window to rear with distant countryside views over rooftops. Radiator.

BEDROOM FOUR:

uPVC double glazed window to side. Double radiator.

FAMILY BATHROOM:

Obscure uPVC double glazed window to side. Fitted with a white cottage-style suite with chrome effect fittings comprising low-level WC, circular wash basin with mixer tap over inset into vanity cupboard with drawers. Claw foot roll top bath with central mixer tap. Half-height timber panelling to walls. Timber effect flooring. Radiator.

OUTSIDE:

A large DRIVEWAY to the front providing off road parking for several vehicles. Detached OUTBUILDING (former stables) currently divided into a home gym and workshop with power and light. Gated access to the super REAR GARDEN: Large paved flagstone patio areas with brick built gas-fired barbeque. Flower and shrub borders. Brick raised ornamental fish pond. Featured Timber BARBECUE HUT with pitched felt roof and seats and vented barbeque within set upon hardstanding. Open plan areas of lawn. Flower and shrub borders all being fence and hedge enclosed. Outside lighting.



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 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. Etchingham Station is only 5 minutes drive with a service of trains to London.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

F

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

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

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

www.woodandpilcher.co.uk



House Approx. Gross Internal Area
1482 sq. ft / 137.7 sq. m

Outbuilding Approx. Internal Area
191 sq. ft / 17.7 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.