



PHOEBES COTTAGES, PERRYMAN'S LANE
BURWASH, ETCHINGHAM - £350,000



2 Phoebes Cottages

Perrymans Lane, Burwash,
Etchingham, TN19 7DH

**Sitting Room With Open Fire - Dining Room - Kitchen - First
Floor Landing - Three Bedrooms - Bathroom - Gardens To The
Rear, Side & Front And Backing Onto Fields -
Parking For One Car**

A charming Grade II listed semi-detached character cottage situated in a desirable country lane location backing onto fields yet only a few minutes drive into Burwash Village High Street with its shops, pubs and facilities. We understand the property dates back to circa 1700s and the accommodation features two reception rooms, an open fireplace, three bedrooms and an upstairs bathroom. There are gardens to the front rear and side, the rear garden being sloped and backing onto fields. There is also parking for one vehicle to the front of the property. NO ONWARD CHAIN.

SITTING ROOM:

Windows to the front and rear. Beamed ceiling and walls. Feature fireplace with brick surround and hearth. Wall mounted electric storage heater.

DINING ROOM:

Dual aspect with window to the side and French doors opening onto the rear garden. Beamed ceiling. Wall mounted Dimplex electric storage heater.

KITCHEN:

Dual aspect with windows to the front and rear. Matching cream fronted wall and base cupboards. Wood block worktop with inset stainless steel sink. Space for washing machine and cooker. Electric storage heater. Fitted shelving. Beamed ceiling. Stone flooring. Stairs to:



FIRST FLOOR LANDING:

Built-in cupboard. Loft access. Exposed beams.

BEDROOM ONE:

Dual aspect with windows to the front and rear overlooking the garden and field beyond. Dimplex electric storage heater. Built-in wardrobe/cupboard. Further built-in storage cupboard. Access to the loft.

BEDROOM TWO:

Dual aspect with windows to the front and rear. Built-in wardrobe/cupboard. Dimplex electric storage heater.

BEDROOM THREE:

Window to the front. Exposed beams. Dimplex electric storage heater. Airing cupboard housing the hot water cylinder and cold water tank with slatted shelves to the side.

BATHROOM:

Windows overlooking the rear garden and field beyond. Vanity unit with inset wash basin and cupboards under. WC with concealed cistern. Panel enclosed bath with electric shower and folding shower screen. Electric heated towel rail.

OUTSIDE:

There are gardens to the front, rear and side. The sloped rear garden is well stocked with a variety of shrubs with a shingled area and lawn backing onto fields. A timber shed and greenhouse positioned to the side. Parking space for one car.

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:

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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, Electricity

Heating - Electric Storage Heaters

Private Drainage - Sewage Treatment Plant (shared with No.1)

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



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First Floor



Ground Floor

Approx. Gross Internal Area 846 ft² ... 78.6 m²

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.