



Bunkers Hill Farm

Swing Gate Hill, Burwash Common
East Sussex

An attractive and spacious detached period house, now requiring modernisation and refurbishment throughout, offering excellent scope for re-modelling and enlargement, situated in a much sought after semi rural location, benefiting from far reaching views and from being within easy reach of local amenities and commuter services.

Guide price £650,000 Freehold

Situation:

The property is situated in a delightful semi rural location with far reaching views in an Area of Outstanding Natural Beauty approximately 3 miles south west of the picturesque village of Burwash, which offers a good range of shopping facilities for everyday needs, a primary school and church and is also well known for its association with Rudyard Kipling and the National Trust property, Batemans.

A wider range of facilities and amenities can be found in the market town of Heathfield, which lies approximately 4 miles to the west, where there are supermarkets, banks, as well as primary and secondary schools.

For the commuter, the nearest mainline stations are 3 miles distant at Stonegate and 8 miles distant at Wadhurst, both providing a regular service to London in just over an hour. The A21 is also within easy reach and links with the M25.

The village of Wadhurst, which is approximately 7 miles distant, offers an excellent range of shops and services for everyday needs including a Jempton's Local store, cafes, butcher, pharmacy, post office, bookshop, art gallery, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well regarded Uplands Community College and Sports Centre.

The regional centre of Tunbridge Wells is approximately 13 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description:

Bunkers Hill Farm is an attractive detached period house, providing light, spacious and flexible accommodation that now requires modernisation and refurbishment throughout, offering excellent scope for re-modelling and enlargement of the living space (subject to the necessary consents), with large gardens, including a spacious barn/workshop which has the potential to be converted into a separate dwelling/annexe (subject to the necessary consents) and benefiting from far reaching views across open countryside.

With attractive external elevations of brick beneath a tiled roof the accommodation is arranged over two floors and includes on the ground floor; an entrance hall, a spacious sitting/dining room, a kitchen/breakfast room with a range of base units, a gas Aga, an oven and space for appliances, an inner hallway, a reception room/bedroom and two bedrooms. Stairs lead from the entrance hall to the first floor where there are two further bedrooms, a bathroom and four storage rooms.

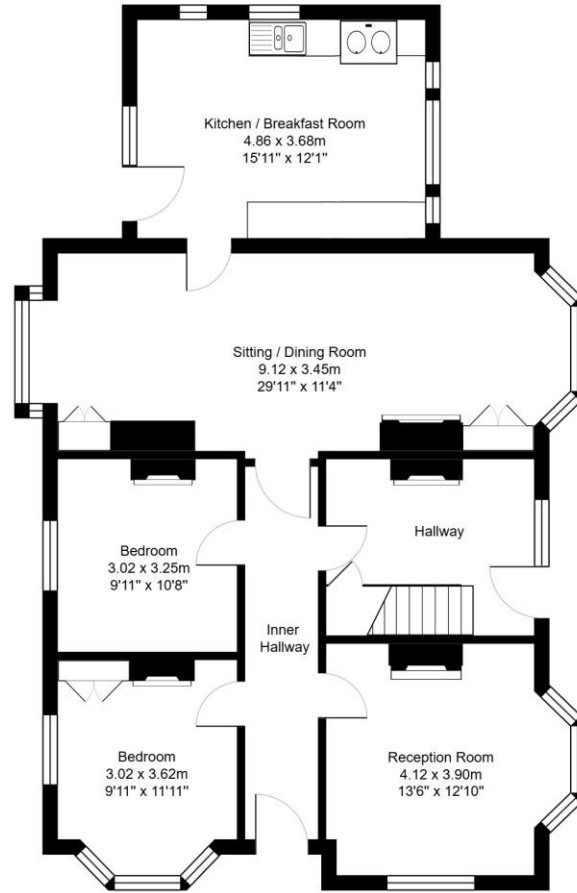
Outside the house is approached over a gravel drive leading to a large parking area for several cars and there is a spacious barn/workshop. The gardens wrap around the house and are mainly laid to lawn with an area of decking outside the kitchen which is ideal for outdoor entertaining and for enjoying the views. The gardens are surrounded by hedging and fencing to all sides.

Services: Mains water and electricity. Gas-fired central heating. Private drainage **Local Authority:** Rother District Council (01424) 787000

Current EPC Rating: G **Current council tax band:** G

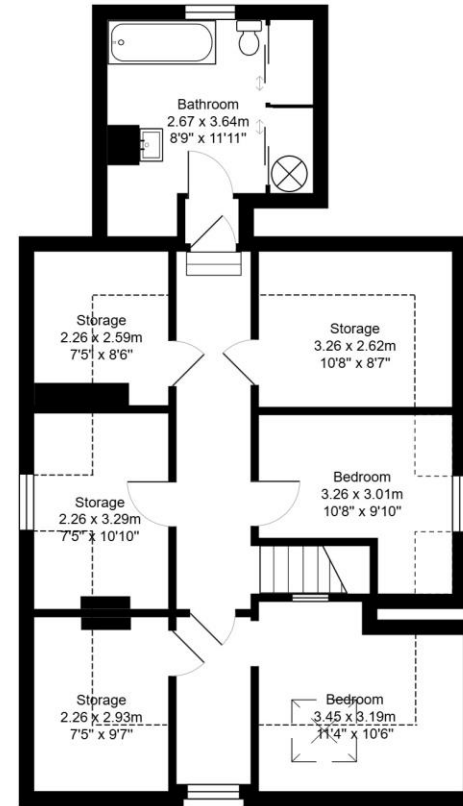
Property address: Bunkers Hill Farm, Swing Gate Hill, Burwash Common, East Sussex TN19 7JR





Ground Floor
Area: 104.6 m² ... 1126 ft²

Total Area: 241.7 m² ... 2601 ft²
All measurements are approximate and for display purposes only.



First Floor
Area: 75.7 m² ... 815 ft²



(Not shown in actual location / orientation)
Area: 61.4 m² ... 661 ft²

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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