



Thatchers Barn Cottages

Witherenden Hill, Burwash, East Sussex



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TN19 7JE

Guide price: £1,150,000 Freehold

- Sitting room
- Dining room
- Kitchen/breakfast room
- 4 double bedrooms
- Two bathrooms
- Annexe with open plan kitchen/dining/sitting room, 2 bedrooms, shower room and garage
- Gardens and grounds of approximately 0.25 acres
- Swimming pool
- Parking and garage
- Rural outlook and views over and adjoining countryside

An exceptionally pretty and well presented 4-bedroom Grade II listed detached cottage of approximately 1,655sq.ft with a superb 2-bedroom annexe of 1,026sq.ft, situated in an elevated rural position with a lovely outlook over adjoining countryside and gardens of 0.25 acres.

Situation: The property is situated in a semi-rural yet convenient location just over 2 miles from Stonegate village, with its pretty church, well regarded primary school and mainline station. Stonegate station is just 1.2 miles distant and provides a regular service to London Charing Cross/Cannon Street in just over an hour. The A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 46 miles to the east and London is about 50 miles away.

Burwash and Ticehurst villages are 2½ and 5 miles distant respectively, both of which have a good selection of local shops and amenities. Wadhurst village lies about 5 miles distant and offers a wider range of shops and services for everyday needs including a Jemson's Local store and post office, pharmacy, bookshop, florist, public houses, as well as a doctor's surgery, dentist, and the well-regarded Uplands Community College. The regional centre of Tunbridge Wells is about 11 miles distant and provides a comprehensive range of amenities including The Pantiles, Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and provides many public footpaths including Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of leisure activities can be enjoyed including an Aqua Park, walking and cycling trails, sailing, paddleboarding, rowing and fishing.

Description: Thatchers Barn Cottages is a detached Grade II listed cottage dating from the 17th Century with most attractive external elevations of brick, tile hanging and weatherboard beneath a tiled roof. The property benefits from being well presented throughout and provides a flexible living space of approximately 1655sq.ft/153.7sq. and offers a substantial self-contained annexe of approximately 1,026sq.ft/95.4sq.m, which would be ideal for multi-generational living.

The property is set in an elevated position within lovely gardens and grounds of approximately 0.25 acres. The cottage benefits from period features throughout, including an abundance of exposed mellow timbers, wide oak floorboards, inglenook fireplaces and latch doors, and several of the rooms are double aspect and enjoy a lovely outlook over surrounding countryside. The annexe was completed within the last two years, so offers all the benefits of a new building, with a wonderful, vaulted ceiling in the main living area, underfloor heating and large double-glazed windows and doors.

The accommodation in the cottage includes a lovely double aspect sitting room with a large inglenook fireplace fitted with a wood burner, a double aspect dining room with a further inglenook, a double aspect kitchen/breakfast room, which extends to nearly 32ft across the rear of the cottage with a staircase dividing the kitchen area, which has a range of solid wood wall and base units with solid oak work surfaces. On the first floor there are two double bedrooms and two bathrooms, and on the second floor two further double bedrooms, each being accessed from a separate staircase. The annexe has a large open plan living area which extends to 24'4 with sliding doors leading out to the terrace, a shaker style kitchen and island, plenty of space for a large table and seating and stairs leading up to the second bedroom, which enjoys an outlook to the front, a further double bedroom and shower room.

Outside the annexe, there is parking for several cars with doors leading to a garage/plant room. A driveway on the other side of the cottage leads to a gravel parking area for two further cars. The gardens, which extend to approximately 0.25 acres, are a real feature of the property with areas of lawn, terracing, a vegetable garden and a variety of fruit trees. The garden has been thoughtfully designed and is planted with an abundance of mature shrubs and plants and there is a terrace between the cottage and annexe with a raised brick swimming pool with resistance jets.

Current EPC Rating: Exempt

Services: Mains water and electricity. Private drainage. Oil-fired central heating (cottage). Air source heat pump (annexe).

Local Authority: Rother District Council 01424 787000

Current council tax band: F (2025/26 - £3,839.38)

Agent's note: There is a pedestrian and vehicular right of way over the driveway for the cottage to a neighbouring property.

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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



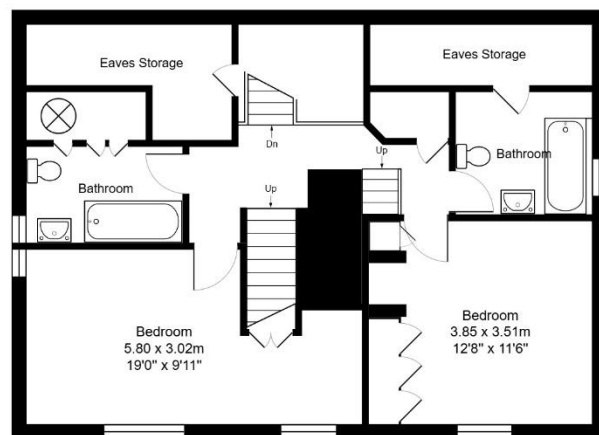


Total Area: 249.1 m² ... 2681 ft² (excluding eaves storage)

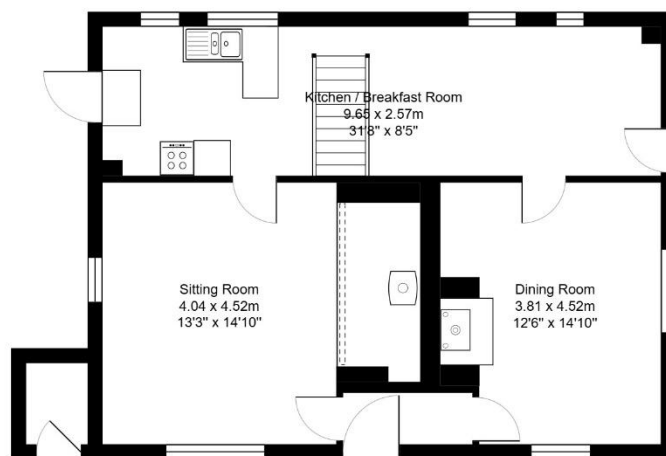
Main House: 153.7 m² ... 1655 ft²

Annexe: 95.4 m² ... 1026 ft²

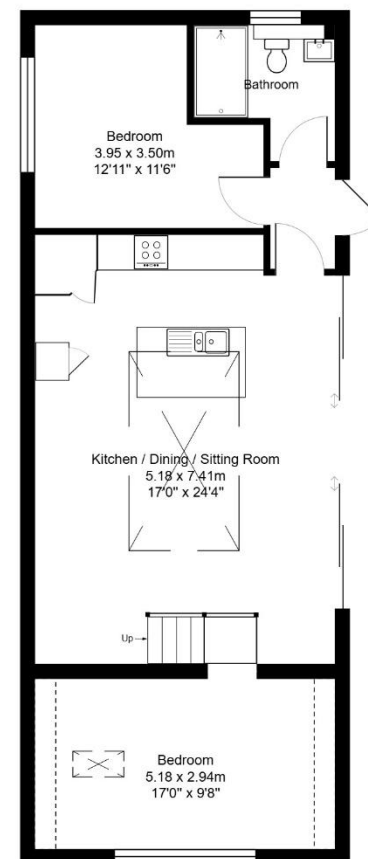
All measurements are approximate and for display purposes only.



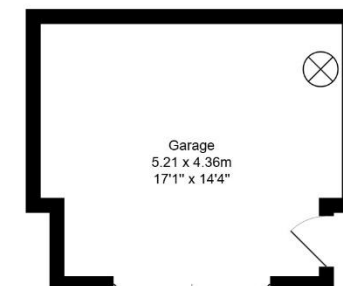
First Floor
Area: 57.1 m² ... 614 ft²



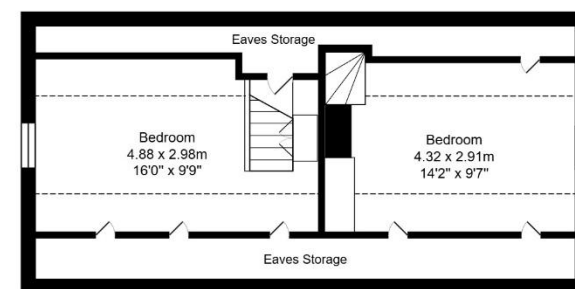
Ground Floor
Area: 69.6 m² ... 749 ft²



Annexe Ground Floor
Area: 73.8 m² ... 794 ft²



Annexe Lower Ground Floor
Area: 21.6 m² ... 232 ft²



Second Floor
Area: 27.0 m² ... 291 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 a 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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