

Shamrock,
38 Shrub Lane, Burwash,
Etchingham. TN19 7BU

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Individual Property : Individual Service



A deceptively spacious semi-detached Period house, set within gardens and woodland of approximately 4½ acres, with rural views to front and rear. Comprising 3 double bedrooms, en-suite and shower room, 3 reception rooms, kitchen/breakfast room, utility and cloakroom, plus ample parking with a double garage and a studio/games room/office above. EPC: D VENDORS SUITED.

Asking Price: £695,000 Freehold

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Shamrock,

38 Shrub Lane, Burwash, Etchingham. TN19 7BU

Asking Price £695,000 Freehold

Shamrock forms a very well maintained Period semi-detached house, offering flexible accommodation over two floors, with atypical high ceilings, fireplaces, modern central heating and double glazed windows, updated kitchen and a detached double garage with a room above suitable for a variety of uses.

The other fabulous part of Shamrock is the additional land, forming more open, lawned garden with an orchard area, plus a gated and fenced area of broadleaf woodland, complete with a small pond and millions of bluebells! It forms a wonderful, private walking area and play area.

One enters the house via a front door to a front lobby, with a further door to the entrance hall, with a window to side and stairs leading to the first floor, and an under stairs recess forming a very useful desk space.

The front room forms a wonderful sitting room, with a square bay window to front and an open fireplace. Beyond the hall is a good sized dining room, with a window to side and a door to the kitchen/breakfast room.

The kitchen/breakfast room has been updated and forms a range of cream cupboards and drawers with black worktops, with an inset ceramic sink with drainer, range style cooker with an extractor above, dishwasher and fridge/freezer, window to side and rear with views to the rear. Matching breakfast bar, tiled flooring and an opening to the utility room.

The utility room has a very useful door to the side garden and patio, plus offer further cupboard space along with space for a washing machine and tumble drier plus further appliances. A further door leads into a cloakroom, comprising a WC and basin.

To the rear is a further reception room, sometimes used as a fourth bedroom, with window to side and French doors to the rear garden, offering a wonderful outlook over the garden and the views beyond.

The first floor comprises a landing, with a front bedroom with an array of fitted wardrobes along one wall, plus views across the road to the gardens and countryside beyond.

Adjacent is a shower room, with a tiled shower cubicle, WC and basin, part tiled walls and obscure glazed window to side.

A further bedroom is down the landing, with a window to side. The principle bedroom is at the rear of the house, with the best of the views and an en-suite bathroom, comprising a corner bath, WC, basin and a tiled shower cubicle, and window to side.

Outside, there is a small front lawn, with a hedge and fenced boundary, flower beds and a pedestrian gate, plus a five bar gate from the lane to the driveway. The driveway leads down, past the house, to a detached

double garage, with electric up and over door, plus a first floor room forming a games room, but could also be used for a variety of uses, depending on ones needs. There is ample parking by the garage.

The main garden is laid to lawn, with a stone patio by the rear of the property making the most of the views and providing a lovely outside entertaining space.

Beyond the garage is a further area of lawn, wildflower area and small orchard. Beyond this is the gate leading into the woodland. The woodland has been immaculately tended to, with a small pond, and a pathway leading between the trees around the woods, all being fence enclosed. In the spring, the woodland is a carpet of bluebells.

Burwash is a popular village located about 13 miles South of Tunbridge Wells and 16 miles North of Hastings in the High Weald Area of Outstanding Natural Beauty.

The village has retained many of its High Street facilities including two public houses, a tea/coffee shop, convenience store, family butcher and hairdressers, plus village hall, doctor's surgery, churches, primary school and petrol station. The surrounding countryside is beautiful and offers lots of walking opportunities.

More comprehensive shopping facilities, including supermarkets, can be found at Heathfield (6.5 miles) and Hawkhurst (8 miles).

Etchingham station is about 2.9 miles from the property and Etchingham station is just 3.9 miles away. This train line runs to London Charing Cross and Cannon Street with services to London Bridge in just over 1 hour from Stonegate. There are bus services from Burwash to Heathfield and Uckfield.

Material Information:

Council Tax Band E (rates are expected to rise upon completion)

Mains Gas, electricity, water and sewerage

The property is believed to be of brick construction with a tiled roof.

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within the AONB.

The title has restrictions, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: Ofcom informs that Superfast broadband is available at the property.

There is mobile coverage from various networks.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.

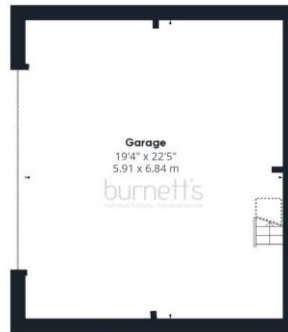
There is a right of way along the drive to access the field neighbouring the farther part of the garden.



Ground Floor



First Floor



Ground Floor



First Floor



Approximate total area[®]
1997.33 ft²
185.56 m²

Reduced headroom
78.04 ft²
7.25 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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www.burnetts-ea.com

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.