



burnett's

Individual Property : Individual Service



A light and spacious detached house by Millwood Designer Homes, located on a cul de sac, close to the school and about three quarters of a mile from Etchingham rail station. Providing four double bedrooms, 3 bath/shower rooms (2 en suite), two reception rooms plus open plan kitchen/dining room, integral garage and South-East facing garden. Vendor Suited. EPC: C

Offers in Excess of £700,00 Freehold



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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2025



BEST
ESTATE AGENT GUIDE
2025 : EXCEPTIONAL
SALES



21 Parsonage Croft

Etchingham, TN19 7BY

Offers in Excess of £700,000 Freehold

Built just ten years ago to a high standard by Millwood Designer Homes, this beautifully presented family home of brick and timber construction under a clay tiled roof, displays some lovely design features including a bay window to the front, corbels under the soffits, stone and brick window sills and a timber framed porch with tiled roof.

The house benefits from an integral garage with electric up-and-over door, as well as space to park another vehicle on the driveway.

The house has a fresh, neutral colour scheme throughout, with a mixture of light carpets, tiled floors and wood-effect laminate flooring.

The spacious and light kitchen/breakfast room enjoys an outlook over the rear garden and has French doors leading out to the patio area. The pale gloss kitchen units with contrasting black quartz worktops are arranged in an L shape around a central island with breakfast bar, still leaving plenty of space for a dining table and chairs in the remaining space. Integrated appliances include two fan ovens, a microwave combination oven, five ring gas hob and a dishwasher, all trusted AEG and Siemens models.

The adjoining garage has space and plumbing to the rear for laundry appliances.

The sitting room has French doors leading out to the rear terrace and a feature coal effect gas fire with stone surround. Double doors lead through to the adjoining dining room, which would also work well as a study or playroom given the kitchen is large enough to accommodate a dining table and chairs. The dining room has a large bay window to the front, where there is a small lawned area and hedge providing privacy and a green outlook.

A WC located off the hallway completes the ground floor accommodation and stairs lead up to a central landing. There is a useful under-stairs storage cupboard, a large airing cupboard on the first floor and access to the loft from the landing.

All four bedrooms are good sized doubles, two of which have en-suite shower rooms and built-in wardrobes. The other two are served by a well appointed family bathroom. The two rear bedrooms have a lovely, far-reaching outlook over the school and woodland beyond.

The rear garden is a manageable size, comprising a large patio with pergola covered seating area and a stretch of lawn with trees and shrubs planted along the rear boundary. The garden is fully fence enclosed and there is side access back around to the front of the house.

The property is located in a cul de sac, close to the village Church of England Primary School (rated Good by Ofsted in 2023) and Village Hall, which hosts classes such as yoga, pilates and badminton. There is a sports and social club that serves local ales and hosts live music, a little way down the road, and down at the station is an award winning Bistro serving breakfasts, lunches and also having pizza evenings.

Etchingham rail station is just over three quarters of a mile away, putting it within walking distance without the need to find parking, with services to London Bridge in about 1hr 15 mins.

The area is designated as one of Outstanding Natural Beauty and the surrounding countryside provides wonderful walking opportunities.

There are local convenience stores in neighbouring Burwash, Hurst Green, Ticehurst and Robertsbridge, all within about a 10 minute drive. The larger towns of Hawkhurst (5.7 miles), Battle (9.5 miles) and Heathfield (10.5 miles) provide a wider selection of shops/supermarkets, and the village is about half way between the Spa town of Tunbridge Wells and the beach front at Hastings, both of which are easily accessible via the A21 at Hurst Green.

Secondary and private school options are available in several of the nearby towns.

Material Information:

Rother District Council. Tax Band G (rates are not expected to rise upon completion).

Central heating via shared, private Flogas (LPG). Mains electricity, water and drainage.

The property is believed to be of brick/block and timber construction with a tiled roof.

We are not aware of any safety issues or cladding issues. We are not aware of any asbestos at the property.

The property is located within the High Weald AONB. The title has restrictions and easements, we suggest you seek legal advice on the title.

There is a biannual service charge for the maintenance of the communal driveways of £338.05. According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: According to Ofcom, Ultrafast broadband is available to the property.

Mobile Coverage: There is limited mobile coverage from various networks, most likely from O2/Vodafone. 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 has step free access to the ground floor.



Ground Floor



Approximate total area⁽¹⁾

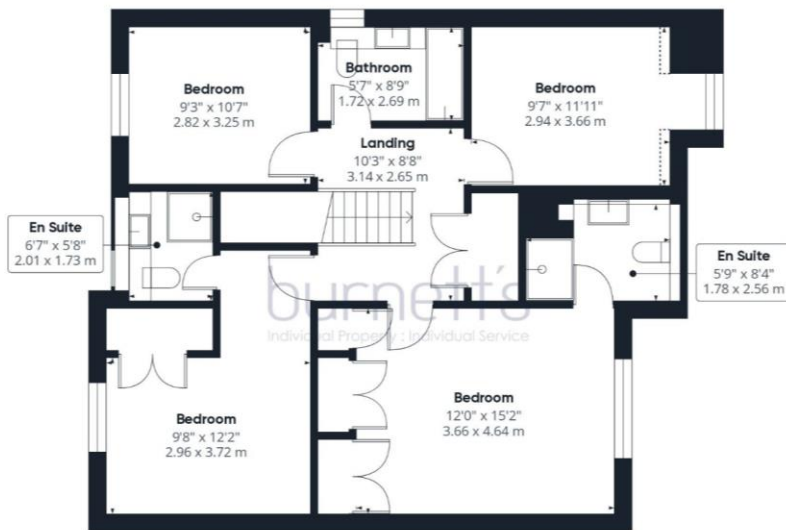
1560.42 ft²
144.97 m²

Balconies and terraces

193 ft²
17.93 m²

Reduced headroom

3.27 ft²
0.3 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



