



burnett's

Individual Property : Individual Service



An exciting and unique opportunity to purchase within a select new development of just seven 2 and 3 bedroom houses, with en-suites and bathrooms, cloakrooms, kitchen/dining rooms and sitting rooms, just off Burwash High Street, each with parking and south facing gardens.

AVAILABLE FOR OCCUPATION NOW. EPC Rated A.

Asking Prices (3 beds): £450,000 to £465,000 Freehold



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Individual Property : Individual Service

Mayfield Office:

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Wadhurst Office:

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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



4 – 7 Holmesdale

High Street, Burwash, TN19 7HA

Asking Prices: £450,000 to £465,000 Freehold

The houses, built by an excellent, local, independent builder, SB Ten Construction, are beautifully finished and appointed, with the developer focusing on the quality of materials and finish, to include under floor heating throughout the ground floors, radiators on the first floors, mains gas combi-boilers, photo-voltaic panels, double glazed windows with their own ten year guarantee, plus an NHBC ten year guarantee on the houses themselves.

The houses are constructed with brick and block ground floors and timber framed first floors, with a mix of Cedral weatherboard and tile hung upper elevations, beneath tiled roofs. There are false chimneys as part of the design.

The gardens will have an area of paved patio by the rear of the house and lawn beyond, with 6ft close boarded fencing and patio stepping stones leading to a rear gate, where a path and steps lead up to the parking area, accessed off Highfields Lane. Each house has two allocated parking spaces including one with an electric car charging point. Each house has a shed within the garden.

The three-bedroom houses have open plan kitchen/dining rooms to the rear, with bi-fold doors to the garden, sleek pale grey kitchen units with Corian worktops, integrated appliances and a breakfast bar. Oak-effect LVT flooring is laid throughout the ground floor including the bay-fronted sitting rooms, cloakroom, utility room and entrance hall.

The first floor comprises a landing with airing cupboard, the principal bedroom at the front, with en-suite shower room, plus a further double bedroom and single bedroom to the rear and a family bathroom with shower over a panelled bath.

The internal photographs included within the marketing details are of Plot 5. The layout/finish of each house may vary slightly.

Viewings now available. Interest & Reservations:

To register interest, please contact Burnett's Estate Agents: wadhurst@burnetts-ea.com or call us on 01892 782287.

To reserve a property, a deposit of £2,000 will be required.

The properties have now been completed and are ready for occupation. Plots 3 and 6 have now SOLD.

Location:

The properties are on the site of the former Oakleys Garage, at one end of Burwash High Street.

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, a 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).

Stonegate station is about 2.6 miles from the property and Etchingam station is just 4 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:

Rother District Council. Council Tax Bands tbv. Mains Gas, electricity, water and sewerage. Photo Voltaic Panels will assist to generate electricity. We are not aware of any safety issues or cladding issues. There is no asbestos at the property. The property is located within the AONB and conservation area.

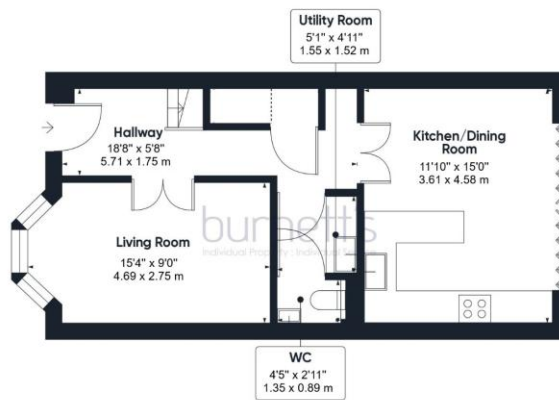
The titles are yet to be determined. We suggest you seek legal advice on the title.

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

Broadband coverage: we are informed 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 have step free access at the front, but there are steps to the parking at the rear.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

946 sq ft
87.95 sq m

Reduced headroom

8.4 sq ft
0.78 sq m

(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.

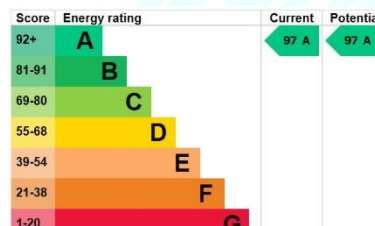
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

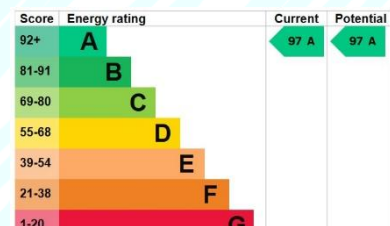




4 Holmesdale



5 Holmesdale



7 Holmesdale