



burnett's

Individual Property : Individual Service



A substantial end of terrace town house with far-reaching, elevated views, nestled in a private gated development close to the heart of Burwash, within a short walk of the village amenities. Comprising: 4 double bedrooms, 3 bath/shower rooms, sitting room, spacious open-plan kitchen/dining/family room and WC, complete with South-facing private garden, allocated parking and garage. EPC Rating: C
Guide Price: £640,000 Freehold



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Individual Property : Individual Service

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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2025



9 The Old Orchard

Burwash high street, Etchingham TN19 7BF

Guide Price: £640,000 Freehold

The Old Orchard is a small, private, gated development, believed to have been built around 2010. On offer is this spacious, four-bedroom town house with accommodation arranged over three floors, with two of the bedrooms enjoying a view out over the Rother Valley via full-height windows with Juliet balconies.

The house comes with a private, South-facing garden and garage, with space to park another vehicle in front.

The home offers underfloor heating throughout and distinctive design elements such as curved walls and tall windows.

The welcoming entrance hall has a deep under-stairs storage cupboard and access to a ground floor WC.

The open plan kitchen/dining/family room offers the perfect space for families and for entertaining, with French doors leading out to the rear garden. The kitchen features wall and base units with integrated appliances, including a fridge freezer, washing machine, dishwasher, electric hob, double oven and microwave.

On the first floor are two double bedrooms, one with en suite shower room, and the family bathroom. The main bedroom has tall windows with Juliet balcony, capturing the far-reaching views. It also benefits from built-in storage, including wardrobes and overhead cupboards, and a fully tiled en-suite shower room with walk-in shower, basin, WC, and heated towel rail. The second double bedroom at the rear also has a fitted wardrobe. The family bathroom is fully tiled and includes a bath, basin, WC, and heated towel rail.

The top floor offers two further double bedrooms, including one with a striking gable window with Juliet balcony and the best view of the house. The bedrooms share access to a "Jack & Jill" shower room. The rear bedroom has built-in wardrobes.

Outside the property comes with a garage (en bloc with one neighbouring garage) and space in front of the garage to park another car. There is side access to the garden from the parking area.

The private, South-facing garden features a stretch of lawn and two paved patios, one with wooden gazebo/trellis structure over. There is a garden shed and a retained planted banked bed to the rear, providing a delightful outlook for the kitchen/family room.

Burwash is a popular, historic village with a thriving community, located about 13 miles South of Tunbridge Wells and 16 miles North of Hastings in the High Weald Area of Outstanding Natural Beauty. It is best known for its National Trust Grade I listed property, Bateman's – the former home of Rudyard Kipling.

The historic village has retained many of its High Street facilities including two public houses, a family run butcher's, a tea/coffee (and cake) shop, friendly Burwash Stores, hairdressers, plus village hall, doctor's surgery, churches, and an "outstanding" primary school (Ofsted 2024). 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), with Tunbridge Wells and Eastbourne/Hastings accessible in about 35 minutes.

Etchingham (about 3 miles) and Stonegate (about 3.6 miles) have stations on the Hastings line to London Charing Cross and Cannon Street (Etchingham to London Bridge in about 1hr 6mins).

There are good road links to the local towns and A21, which in turn links to the M25 to the North and coast to the South.

Material information

Rother District Council. Council Tax Bands F.

Mains Gas, electricity, water and sewerage.

Service charge set at £212 paid every 6 months.

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

The property is located within the High Weald AONB.

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

Broadband coverage: we are informed that Ultrafast broadband is available to the property

There is mobile coverage from various networks.

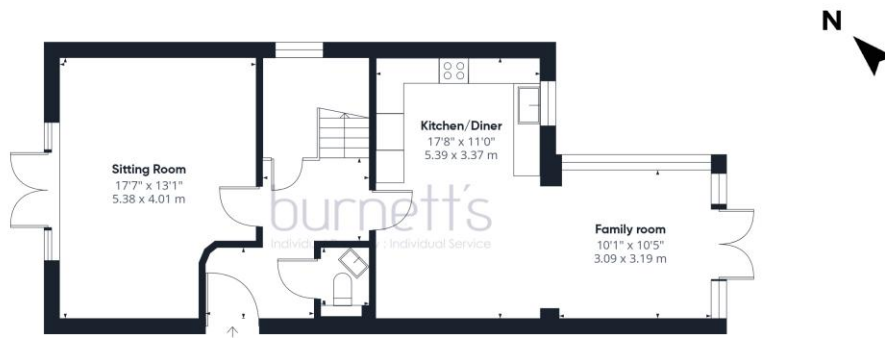
We are not aware of any mining operations in the vicinity.

The title refers to easements. WE suggest you seek advice on the title.

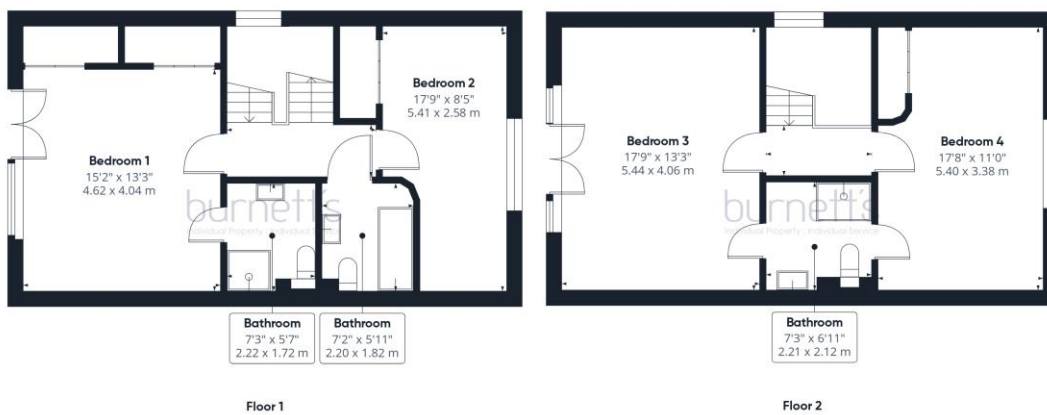
We are not aware of planning permission for new houses / extensions at any neighbouring properties.

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****



Approximate total area⁽¹⁾
1688 ft²
156.9 m²



(1) Excluding balconies and terraces

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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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