

burnett's

Individual Property : Individual Service



Located on a peaceful lane with captivating countryside views to the South, this detached property was built by the current owners and comprises 3 double bedrooms, 4th bedroom/study, shower room, sitting room, kitchen/dining room and WC, plus off road parking, lovely gardens and a useful outbuilding/store. The house is considered to offer scope to modernise and extend (STPP) EPC: Awaiting. NO CHAIN.

Offers in Excess of £550,000 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



New House Bungalow

Sheepstreet Lane, Etchingham, TN19 7AU

Offers in Excess of: £550,000 FREEHOLD

A detached family home set in a peaceful location on the outskirts of Etchingham, enjoying wonderful countryside views. Whilst comfortably habitable as is, the property would benefit from some updating and is considered to offer a rather special and unique opportunity to modernize and potentially extend (STPP) to truly maximise the plot and make the most of the setting.

The front door is set in a recessed porch, opening into an entrance hall with access to the kitchen/dining room and a convenient ground floor WC.

The double aspect kitchen/dining room features a brick fireplace housing a wood burning stove and has wood flooring and a spiral staircase leading up to the first floor with picture window overlooking the front garden, providing additional natural light. The kitchen currently comprises fitted base units with worktop and sink beneath a window overlooking the garden. There is space for a freestanding cooker and fridge freezer. Beyond the kitchen is a rear porch with storage cupboard, leading out to the garden.

The triple aspect living room has a delightful outlook, over the garden, adjoining field and view beyond. It is an ideal space for relaxing or entertaining. It has a large central fireplace with wood burner and French doors leading out to the rear garden.

Upstairs, the bedrooms and shower room are accessed off a central landing. The principal bedroom has built in wardrobes and enjoys a particularly impressive outlook to the rear.

There are two further double bedrooms and a fourth, smaller bedroom/study, all with views.

The shower room is fitted with a walk-in shower with glass screen, WC and sink. It has a skylight window providing natural light from the front.

Outside, there is a gated entrance from the lane, which leads onto the driveway, providing parking. Just off of the driveway there is a good sized outbuilding/store, with possible potential for a garage (STPP). There is an area of garden to the front of the house, framed with mature shrub borders that offer privacy from the lane.

The rear garden is enclosed with hedge borders. In keeping a low hedge line along the Southern boundary, the house and garden is afforded the wonderful views out over the adjoining field and across the Rother Valley.

The property is located on the rural outskirts of Etchingham. The village offers a 14th Century Church, Primary School (rated Good by Ofsted in 2023) and Village Hall, which hosts classes such as yoga, pilates and badminton. There is a small post office and a sports/social club that serves local ales and hosts live music, as well as an award winning Bistro at the station serving breakfasts and lunches and also hosting pizza evenings.

Etchingham rail station is about 1.2 miles away, putting it within walking distance without the need to find parking, with services to London Charing Cross (London Bridge in approximately 1 Hour and 15 minutes).

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 Hurst Green (1.6 miles), Ticehurst (2.8 miles), Burwash (3.5 miles), and Robertsbridge (4 miles), all within a short 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).

Electric radiators and two wood burners.

Mains electricity, water and private 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, nor of any asbestos at the property.

The property is located within the High Weald 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.

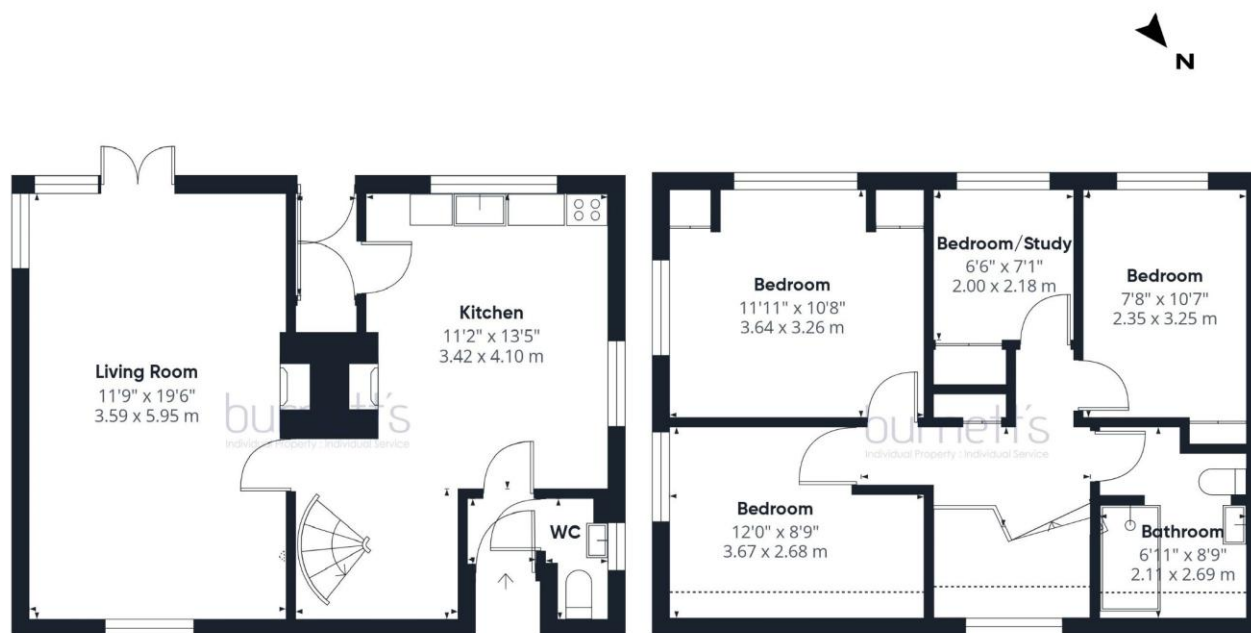
Broadband coverage: According to Ofcom, Ultrafast broadband is available to the property.

There is limited mobile coverage at the property.

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.



Approximate total area¹⁾

945 ft²

87.9 m²

Reduced headroom

36 ft²

3.3 m²

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.

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