



burnett's

Individual Property : Individual Service



Offered with No Chain. Occupying a plot of about 0.26 of an acre, in an elevated position with a panoramic view over the Rother Valley, no close neighbours and within a mile of Stonegate rail station, this detached character property offers flexible accommodation and potential for improvement/extending subject to the necessary consents. Currently comprising 3 bedrooms, 2 bath/shower rooms, two reception rooms, kitchen, laundry room and garden room, together with off road parking, barn and gardens. EPC: E



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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
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BEST
ESTATE AGENT GUIDE
2025 : EXCEPTIONAL
SALES



Keep Cottage

Witherenden Hill, Burwash, TN19 7JL

Offers in Excess of £500,000 Freehold

Keep Cottage is a detached, split-level bungalow, largely rebuilt/adapted by the owners in the 1970s from an older building on the site, believed to date back around 200 years. It is a much loved home offering character and charm.

Planning permission was granted in 2018 (now lapsed) for a further extension on the northern corner of the house, which would have allowed for a further reception room, bedroom and bathroom.

The house sits fairly centrally in its plot of about 0.26 of an acre, with a South-facing, well screened garden to the rear, comprising a paved patio with former pond and steps up to a good stretch of lawn with a pergola and greenhouse. To one side of the patio is a timber summerhouse and garden shed, which has fallen into disrepair. There are further areas of garden to the front of the house, as well as off-road parking for several vehicles.

The views to the front and side of the house, over neighbouring fields and the Rother Valley, are particularly beautiful and the kitchen, sitting room and main bedroom all benefit from large windows capturing this.

The house is considered to offer scope for updating. The kitchen and bathrooms in particular would benefit from replacement. The house does have double glazing and a central heating system that was largely replaced about 10-15 years ago. It also displays some lovely character features including beautiful exposed beams, part-vaulted ceilings, a bay window to the front, an AGA in the kitchen and a large fireplace in the living room, housing a woodburning stove. Both the AGA and stove create a lovely warm and cosy environment in the house.

Attached to the house is an old timber-framed barn, that provides useful storage.

Location:

The property is located in the rural hamlet of Witherenden Hill, between Burwash and Stonegate. From its elevated position the property enjoys a panoramic view out over the River Rother valley.

It is located about ¾ of a mile from Stonegate railway station, which has services to London Charing Cross and Cannon Street (London Bridge in just under 1hr).

Stonegate (1.7 miles) is a small village, but it has an Edwardian Anglican Church and a "good" primary school (Ofsted March 2023), as well as a well attended monthly farmers market.

There is a village shop and café at The Old Orchard Nursery in Burwash Common (2.2 miles) and further village amenities at Burwash (3 miles), Ticehurst (4 miles), Wadhurst (4.5 miles) and Mayfield (4.5 miles). The larger towns of Heathfield (6 miles), Hawkhurst (8.5 miles), Crowborough (10.5 miles) and Tunbridge Wells (11.5 miles) are all also easily accessible by car.

The area is allocated as one of Outstanding Natural Beauty and this property in particular has wonderful panoramic and far-reaching views over neighbouring fields and woodland, with access further up and down the road to public footpaths.

The A21 is about 6.5 miles to the East, providing direct access to the M25/London and the South Coast.

In addition to Stonegate primary, there are several other primary schools in the surrounding villages. Wadhurst, Heathfield and Hawkhurst all have secondary schools. In the private sector, there are several preparatory schools within half an hour's drive of the property.

Material Information:

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

Oil fired central heating. Mains electricity and water. Private drainage via septic tank (believed to be non-compliant with the 2020 regulations).

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

We are not aware of any safety or cladding issues. The property was subject to subsidence in the 1990s and was underpinned. It has not presented as an issue since.

We are not aware of any asbestos at the property, although there are some artex ceilings.

The property is located within the High Weald AONB and an Article 4 area.

The title has easements, which we understand to be in relation to rights to take water from a Spring across the road and in relation to the Septic tank. We suggest you seek legal advice on the title.

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

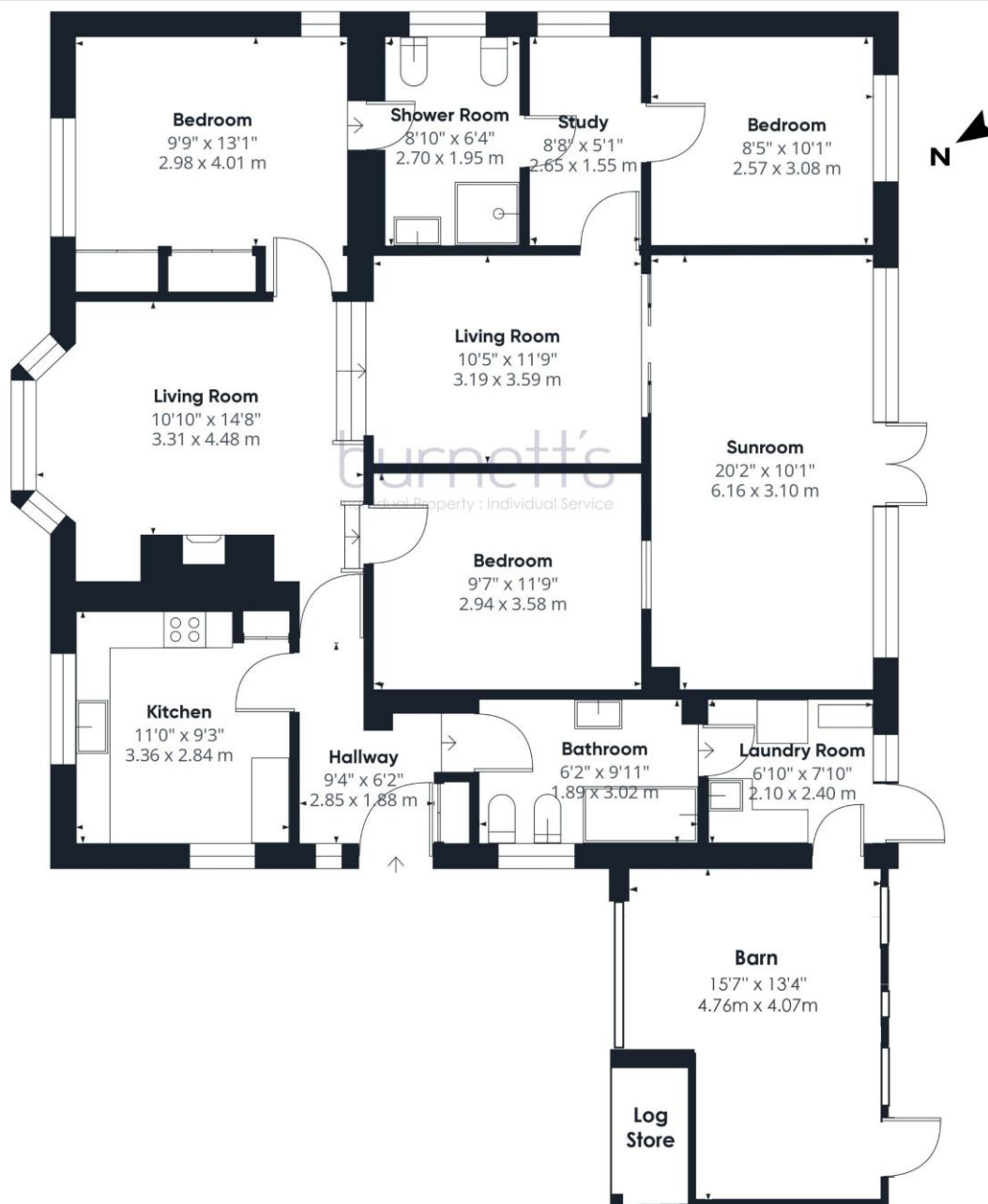
Broadband coverage: according to Ofcom, Superfast broadband is available to the property.

Mobile Coverage: There is limited mobile coverage from various networks, best from Vodafone and 02.

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.



Approximate total area
1232.13 ft²
114.47 m²
(excluding Barn)

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		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

