



OAKFIELD



Rother View, Etchingam TN19 7BN

Guide Price £505,000



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Nestled within a charming residential area, this delightful home welcomes you with an inviting entrance hall.

The focal point of the residence is the expansive 21ft lounge, adorned with a double aspect window that floods the space with natural light, creating an airy and inviting atmosphere.

A feature fireplace adds a touch of warmth and character. Convenient side access leads to the undercover patio, seamlessly blending indoor and outdoor living, while also providing access to the garage, offering both storage space and secure parking.

The home boasts two generously proportioned double bedrooms, each offering ample space and versatility to accommodate various lifestyles and preferences.

A wide hallway connects the living spaces, enhancing the sense of flow and connectivity throughout the home.

The recently renovated shower room exudes modern sophistication, featuring sleek fixtures and contemporary design elements.

The kitchen/diner serves as the heart of the home, offering a stylish and functional space with room for freestanding appliances with built in oven and hob. Boasting views over the rear garden, this space is bathed in natural light, creating an inspiring setting.

The rear garden, laid mainly to lawn and to the front of the property, a driveway offers off-road parking convenience, while a garage with an up-and-over door provides additional parking or storage space, ensuring practicality and ease of living.

The property is further enhanced by oil central heating and double glazing throughout, providing comfort, warmth, and energy efficiency year-round.





Location

Burwash stands out as one of the most desirable villages in the region, boasting essential amenities including village shops, two charming local pubs, a primary school, and a picturesque church. Situated adjacent to the village playing fields, the bungalow enjoys a prime location with access to scenic public footpaths leading into the surrounding countryside for miles.

At the end of the cul-de-sac, a quaint pathway known as a "twitchen" emerges, offering a level walk directly to the High Street and opposite the church.

Nestled within an Area of Outstanding Natural Beauty, Burwash is surrounded by unspoiled countryside, with some areas under the protection of the National Trust, notably the renowned Batemans property. The village benefits from proximity to mainline railway stations at Stonegate and Etchingham, both providing convenient access to Charing Cross and London Bridge lines.

A limited bus service connects the village to Etchingham station and the nearby town of Heathfield, renowned for its bustling market and a plethora of amenities, including four supermarkets and diverse local shops.

For a wider array of facilities, residents can venture to the larger towns of Tunbridge Wells, Hastings, and Eastbourne, all within a 30-minute drive.

These vibrant hubs offer comprehensive amenities, further enriching the lifestyle and convenience of Burwash residents

Kitchen/Breakfast Room

14'10 x 9'5 (4.52m x 2.87m)

Living Room

21'9 x 11'11 (6.63m x 3.63m)

Bedroom

15'8 x 13'0 (4.78m x 3.96m)

Garage

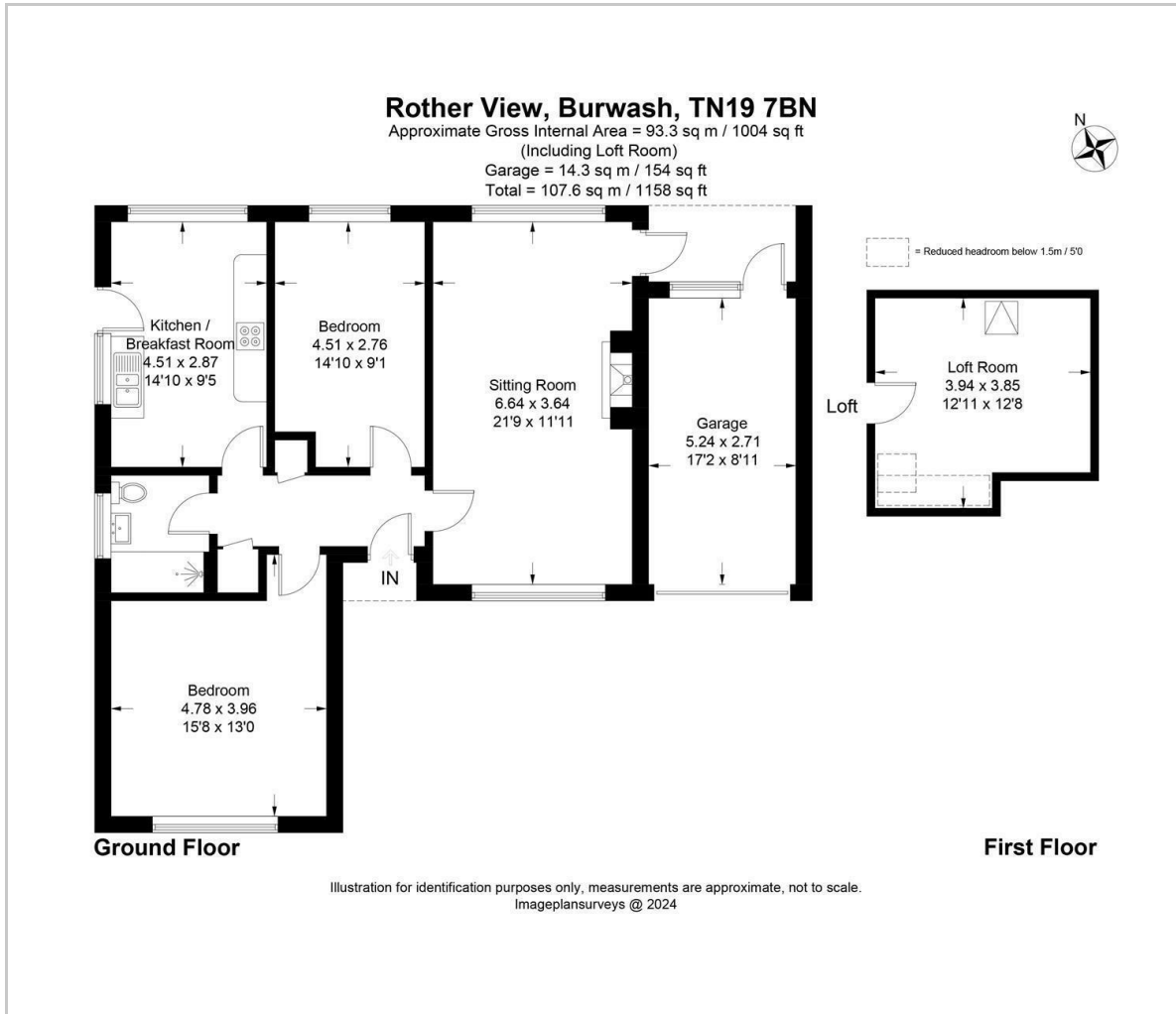
17'2 x 8'11 (5.23m x 2.72m)

Loft Room

12'11 x 12'8 (3.94m x 3.86m)

Council Tax Band - D £2327

Floor Plan

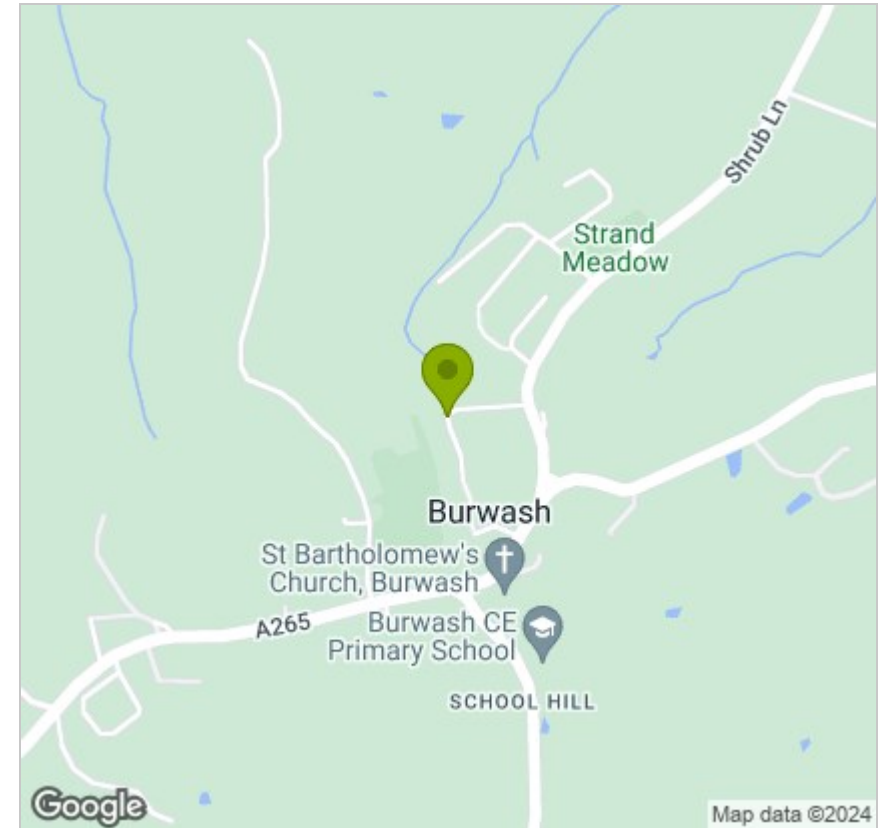


Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

