



OAKFIELD



Newlands Drive, Burwash Weald TN19 7FB

Offers In Excess Of £900,000



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## Newlands Drive, Burwash Weald TN19 7FB

Tucked away, this attractive and comfortable residence offers approximately 2,357 sq.ft. of living space and incorporates state-of-the-art modern construction techniques, enveloped in top-notch thermal insulation and boasting underfloor heating on the ground floor and radiators on the first floor, powered by efficient air-source heating.

The interiors are luminous, flooded with ample natural light.

Approaching this capacious Sussex-style abode via the brick-cobbled driveway, the house presents an impressive facade, slightly raised.

The front garden is generously sized, featuring a lush lawn, gravel driveway, and turning area providing ample parking, alongside a double garage equipped with wide electric doors.

Upon entering, a welcoming hallway adorned with Amtico flooring greets you, featuring an attractive staircase leading to the upper level and a cloakroom adjacent.

Notably, the open-plan living area is a standout feature, comprising a beautifully designed kitchen equipped with a wide array of heritage-style units complemented by granite countertops, integrated appliances, and a Neff induction hob with an extractor canopy overhead, along with built-in oven and microwave.

A utility room is conveniently situated nearby. The dining area seamlessly connects to the backyard through bi-fold doors, while the triple-aspect sitting room boasts an appealing inglenook-style fireplace with a wood-burning stove.

A cosy garden room with French doors offers a charming view of the rear garden. Rounding off the ground floor is a TV/playroom.

Ascending to the first floor, you'll find four double bedrooms and a family bathroom.

The expansive master bedroom affords views over rooftops to the countryside and is furnished with an extensive range of built-in wardrobes, accompanied by a luxurious en-suite bathroom featuring a double-ended bath, twin wash basins, and a separate shower cubicle with an Aqualisa mixer tap.





The guest bedroom includes a Juliet glass balcony and an en-suite shower room.

The gardens add further allure to this residence, having been meticulously landscaped, featuring a spacious sandstone patio perfect for entertaining, modern sleeper retaining walls, lawns, and herbaceous beds and borders. An additional elevated seating terrace includes an integrated bench crafted from sleepers

#### Location

Burwash Weald is a hamlet between the historical village of Burwash, with its picturesque High Street, and the former market town of Heathfield, which offers an excellent range of retailers and services.

On the doorstep is a popular public house and plant nursery with village shop and cafe.

Burwash has a well-regarded primary school and there is primary and secondary schooling available in Heathfield.

The regional centre of Royal Tunbridge Wells and the coast at Hastings are both within 15 miles, with Eastbourne approximately 18 miles.

For the London-bound rail commuter, mainline stations are close to hand at Etchingham and Stonegate, each station about an 8-minute drive away with regular services to Charing Cross/Cannon Street in just over an hour.

#### Kitchen/Dining Room

27'3 x 19'2 (8.31m x 5.84m)

#### Sitting Room

18'8 x 16'8 (5.69m x 5.08m)

#### Study

12'10 x 9'7 (3.91m x 2.92m)

#### Utility Room

9'6 x 6'2 (2.90m x 1.88m)

#### Garden Room

11'2 x 9'11 (3.40m x 3.02m)

#### Bedroom

18'10 x 18'5 (5.74m x 5.61m)

#### Bedroom

12'10 x 11'10 (3.91m x 3.61m)

#### Bedroom

16'0 x 5'4 (4.88m x 1.63m)

#### Bedroom

14'4 x 9'8 (4.37m x 2.95m)

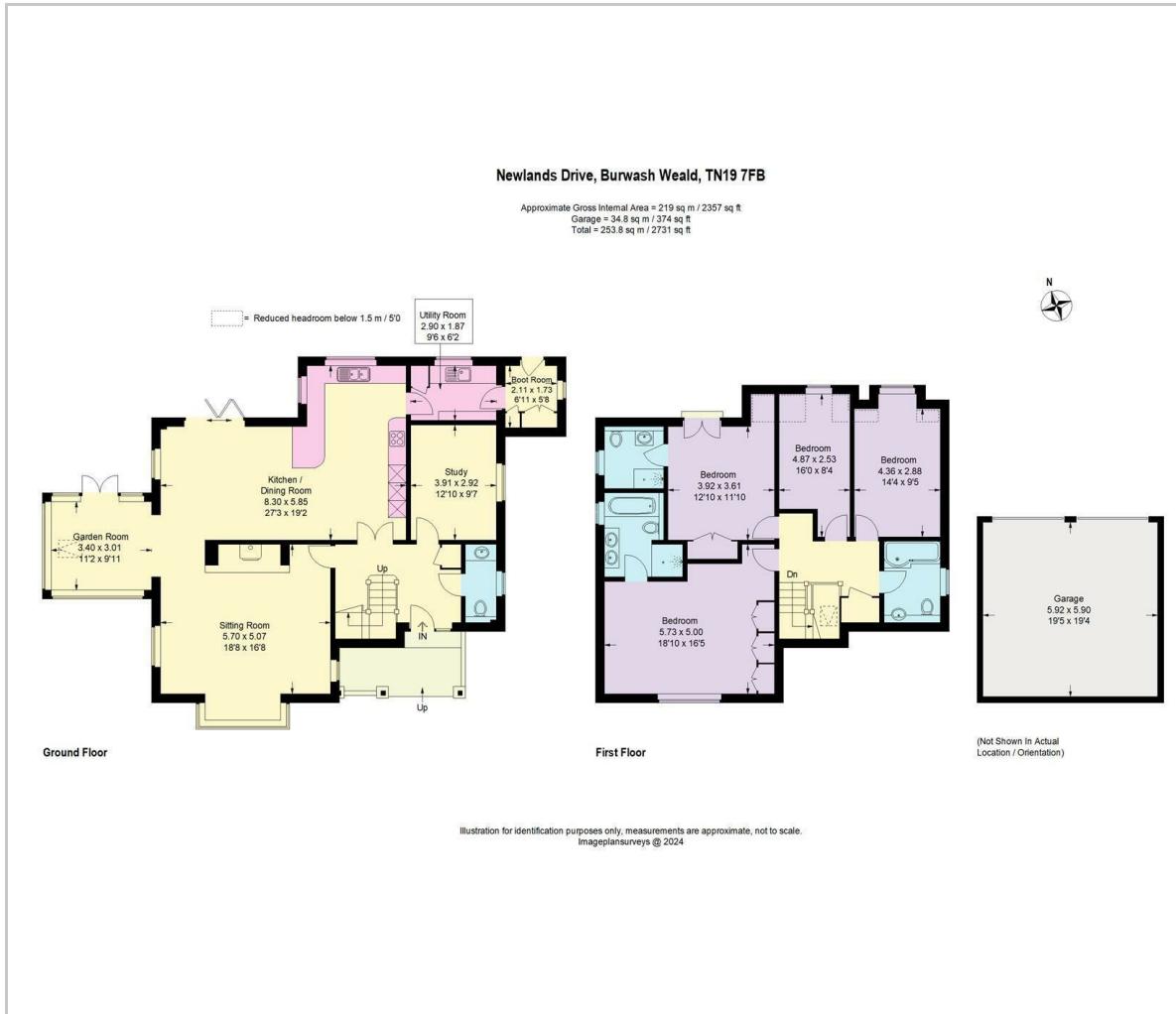
#### Garage

19'5 x 19'4 (5.92m x 5.89m)

#### Council Tax Band - G



## Floor Plan

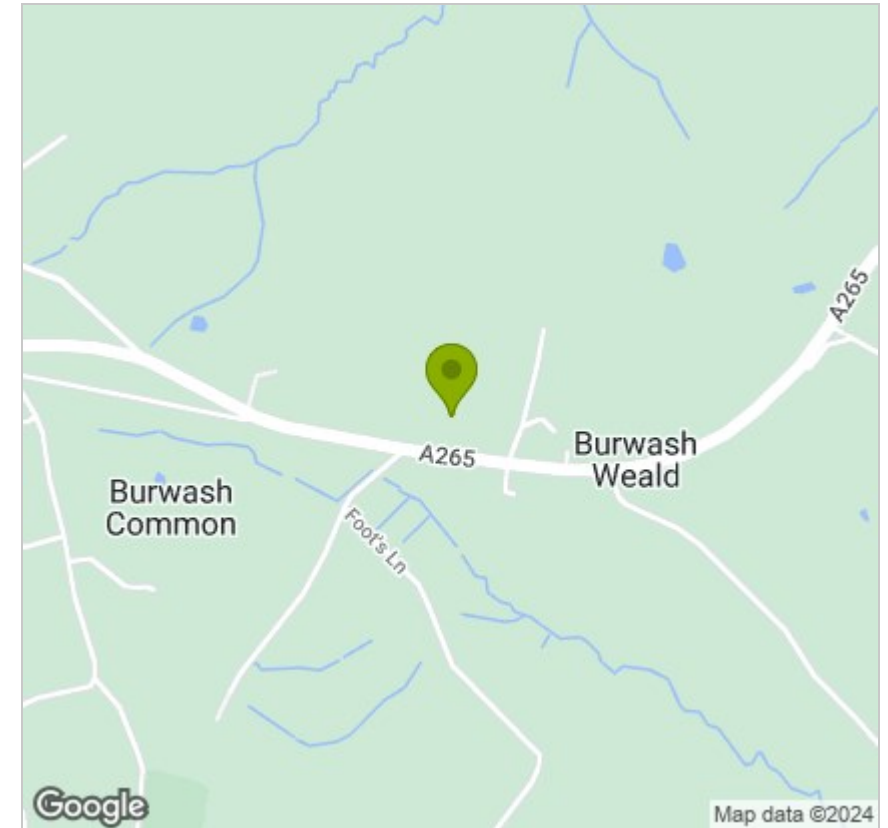


## Viewing

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

