



OAKFIELD



Heathfield Road, Etchingam  
Asking Price £950,000



# SUMMARY

---

Nestled in the picturesque Burwash Weald, this stunning detached 1930s country home is a true gem waiting to be discovered.

Boasting four reception rooms, three double bedrooms, and two family bathrooms across 2277 sq ft, this property is full of charm and character.

Built in c.1932, this house is not just a home but a piece of history, with solid oak woodwork that adds warmth to the living spaces.

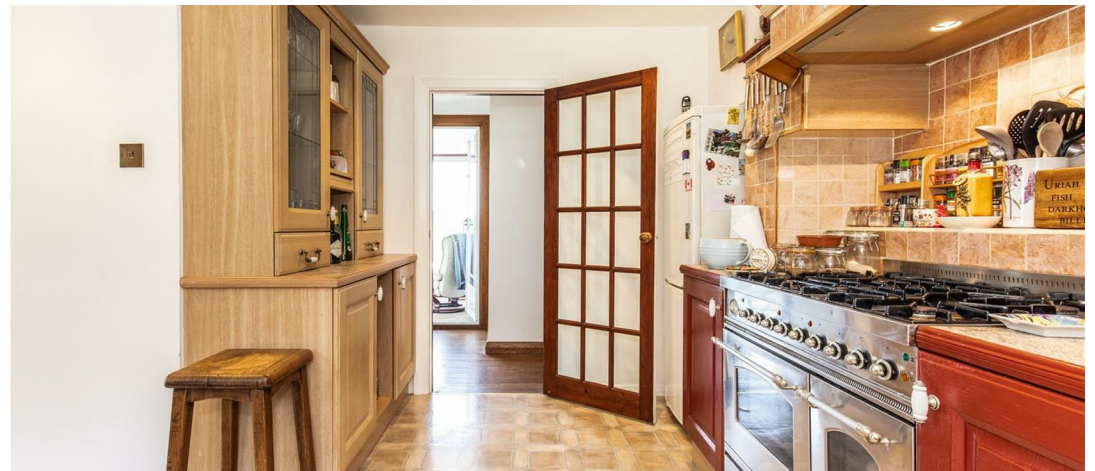
This beautiful home was reportedly designed by a student of the esteemed Sir Edwin Lutyens, this property is not just a house but a work of art that combines history, craftsmanship, and natural beauty seamlessly.

The recent refurbishment of the ground floor wet room ensures modern comfort blends with the classic design elements of the home.

One of the most enchanting features of this property is the incredible, far-reaching views it offers across the Sussex countryside and the 'Mad Jack Fuller' Trail.

Imagine waking up to the beauty of nature right outside your window every day or having your evening glass of wine in the Sun Room, watching the sun set.

Parking will never be an issue with space for multiple vehicles,



making hosting gatherings or having guests over a breeze.

Additionally, the house is strategically positioned in the middle of the plot, surrounded by wrap-around gardens that provide a sense of privacy.

For those with a green thumb or a love for outdoor activities, the additional c. 0.6 acre paddock accessible from the rear garden offers endless possibilities for gardening, recreation, or even keeping animals.

Don't miss the chance to own a piece of paradise in highly-sought after area.



**Reception Room**

14'9" x 14'0"

**Sitting Room**

12'11" x 12'10"

**Sun Room**

12'5" x 6'6"

**Dining Room**

11'0" x 9'4"

**Kitchen**

14'9" x 12'7"

**Utility Room**

7'4" x 7'3"

**Bedroom**

14'9" x 13'7"

**Bedroom**

14'11" x 13'3"

**Bedroom**

15'2" x 11'6"

**Garage**

19'11" x 15'9"

**Council Tax Band-E-£2,982 Per Annum**

















# INFORMATION

---

## Tenure

Freehold

## Local Authority

Rother District Council

## Council Tax Band

E

## Opening Hours

Monday to Friday 9.00am - 5.30pm  
Saturday 9.00am - 3.00pm

## Viewings

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

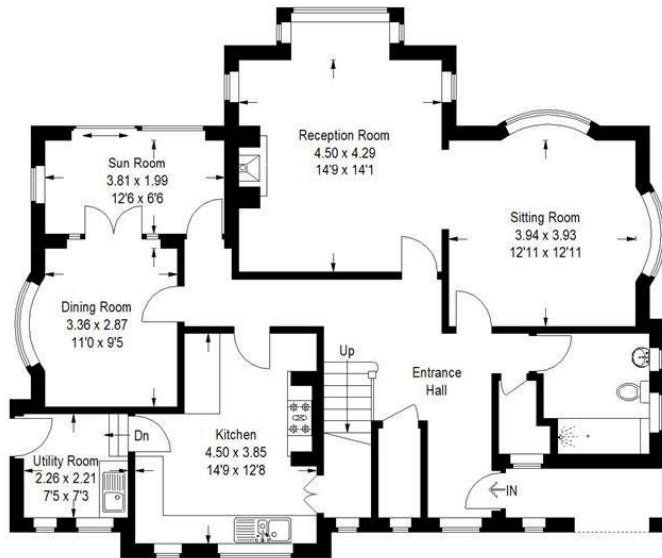
## Area Map



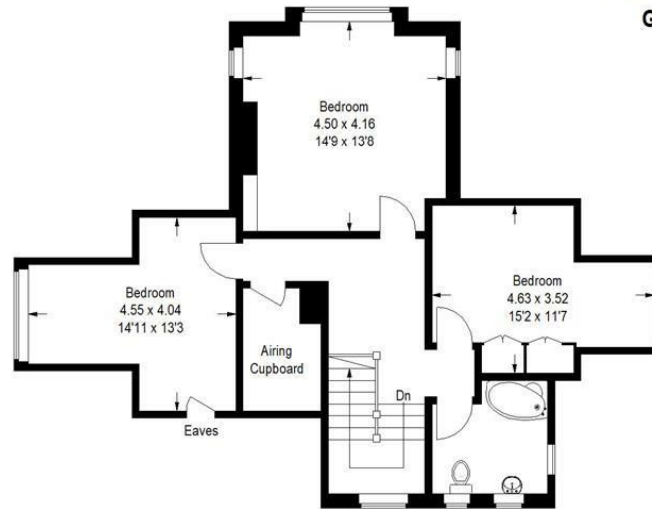
# Floorplan

Heathfield Road, Burwash Weald, TN19 7LA

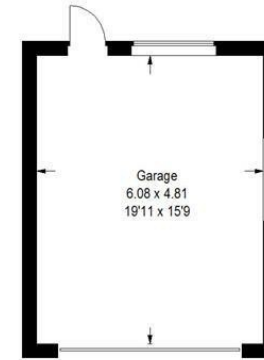
Approximate Gross Internal Area  
 182.2 sq m / 1961 sq ft  
 Garage = 29.4 sq m / 316 sq ft  
 Total = 211.6 sq m / 2277 sq ft



Ground Floor



First Floor

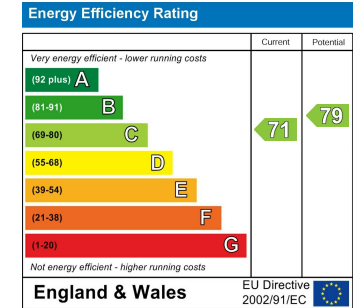


(Not Shown In Actual Location/ Orientation)

Garage

Illustration for identification purposes only, measurements are approximate, not to scale.  
 imageplansurveys @ 2024

# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.