



OAKFIELD



Heathfield Road, Etchingham

Price Guide £750,000



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SUMMARY

Guide price of £750,000 - £800,000

Set within an exclusive collection of just ten homes in the village of Burwash Common this stunning five bedroom family home offers the best of country living with all of the benefits of buying a newly-built home.

Arranged over three floors, this superb family home offers a spacious dual aspect living and dining area opening out to the tiered garden with patio and steps down to a landscaped area which includes a wooden shed. Inside you will find a substantial kitchen with high-spec, built in appliances, separate utility room, downstairs WC. The focal point of the living area is the bespoke log burner, perfect for cosy nights in.

The two upper floors are configured to be flexible, boasting five double bedrooms and three bathrooms, two of which being ensembles, plus a study but individual rooms can easily be adapted as home gyms or dressing rooms. The main bedroom on the top floor has stunning valley views across the surrounding National Landscape (Area of Outstanding Natural Beauty).



This luxury new home benefits from a ten year warranty from Protek to provide peace of mind. As well as underfloor heating, engineered wood flooring and quartz countertops in the kitchen and utility room.

Being built to the highest standards also means that each home at Ashgate View offers high levels of energy efficiency, including air source heat pumps, with each home likely to be rated EPC C. This of course means that fantastic savings on energy bills are possible.

Life at Ashgate View offers stunning views over the Sussex countryside in every direction, with country walks aplenty and is ideal for families (with a play area just moments away), those looking to downsize to a more manageable but low maintenance home or someone looking for a bolthole away from busy city life.

Ready to move in late 2024.

Secure your plot today and benefit from up to £5,000 towards conveyancing and moving costs as well as £5,000 of John Lewis vouchers.

Living/Dining Room

28'3" x 14'11"

Kitchen

8'9" x 15'9"

Utility Room

6'1" x 6'0"

WC

4'11" x 6'0"

Bedroom One

12'9" x 12'4"

Bedroom One Ensuite

8'7" x 8'0"

Bedroom Two

9'6" x 12'7"

Bedroom Two Ensuite

4'4" x 7'7"

Bedroom Three

12'0" x 14'11"

Bedroom Four

8'9" x 11'2"

Bedroom Five/Dressing Room

12'9" x 9'6"

Family Bathroom

6'9" x 11'2"





INFORMATION

Tenure

Freehold

Local Authority

Rother District Council

Council Tax Band

New Build

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.

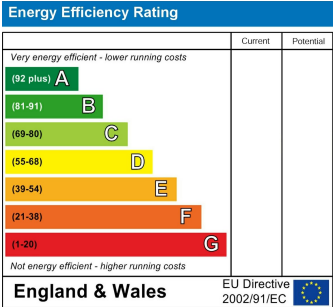
Area Map



Floorplan



Energy Efficiency Graph



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