



Peter

 Buswell
Independent Family Estate Agents

Rural Lane Location In Etchingam

£995,000

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Enjoying a superb rural location on the sought-after lane of Burgh Hill this four-bedroom detached family house offers spacious accommodation and generous surrounding grounds.

Upon entering, the hallway welcomes you with its spacious layout and impeccably maintained herringbone wood flooring, setting a tone of elegance and warmth.

This residence offers three reception rooms including a generously proportioned living room and a versatile dining room/study offering flexibility to suit your lifestyle. The kitchen/dining room is a focal point of the home, perfect for family meals or entertaining, with a seamless flow into the adjacent family room. Completing the ground floor is a convenient utility room, ensuring practicality for daily chores.

Upstairs, four large double bedrooms offer comfort and privacy for the whole family with a well-appointed family bathroom with modern amenities and an ensuite shower room and an adjoining dressing room/additional bedroom to the principal bedroom.

Outside, beautiful surrounding gardens offer a true oasis of calm and relaxation. The rear garden has various seating areas that provide the perfect spots to enjoy the established flower beds and expanses of manicured lawn. A heated swimming pool provides the ultimate luxury for summer enjoyment and recreation.

To the front of the property a five-bate gated driveway leads up to the front of the property and a double garage providing ample off-road parking.

If you live here: Living here offers the perfect balance of rural countryside living and convenience with Etchingam main line train station conveniently located approximately 1/2 mile away, providing easy access for commuters. The nearby village of Hurst Green offers local amenities, including a shop, while the beautiful Burgh Woods beckon with picturesque walks, perfect for enjoying nature and outdoor activities. For schooling Etchingam has a highly reputed primary school with secondary education options in Robertsbridge and Wadhurst.





Total area: approx. 269.7 sq. metres (2602.6 sq. feet)

- FOUR BEDROOM DETACHED FAMILY HOUSE
- A SOUGHT AFTER RURAL LANE LOCATION
- THREE GENEROUS RECEPTION ROOMS
- OFF ROAD PARKING AND DOUBLE GARAGE
- BEAUTIFUL MATURE AND ENCLOSED REAR GARDEN
- HEATED SWIMMING POOL
- PRINCIPAL BEDROOM WITH ENSUITE AND DRESSING ROOM
- 0.5 MILES TO ETCHINGHAM TRAIN STATION
- EPC RATING D
- COUNCIL TAX BAND G



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |