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 Buswell  
Independent Family Estate Agents

# Executive Millwood Designer Home In Etchingam

£1,225,000

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Welcome to this stunning 5-bedroom detached modern property, meticulously crafted by Millwood Designer Homes in 2016 to the highest standards of contemporary living. Spanning across a generous plot, this residence offers an exquisite blend of luxury and practicality. As you step inside, you're greeted by a light and spacious hallway with doors leading to the 25ft living room, perfect for relaxing or entertaining guests. The heart of the home lies in the open-plan kitchen dining room and family room, adorned with bifold doors leading out onto the rear garden, seamlessly merging indoor and outdoor living. Hosting formal dinners is a delight in the elegant dining room featuring a large bay window, bathing the space in natural light. The property boasts not one but two ensuite bedrooms, both with built-in wardrobes, providing luxurious retreats for both homeowners and guests. Additionally, a family bathroom ensures convenience for the rest of the household. Completing this exceptional offering is a detached double garage along with ample off-road parking, catering to all your storage and parking needs. Situated at the end of a private development, tranquillity and privacy abound, with an established rear garden extending to a generous 0.83 acres, providing the perfect backdrop for outdoor activities and relaxation.

**If you lived here:** Imagine waking up every morning in this idyllic setting, nestled within the charming village of Etchingham, embraced by the beauty of the High Weald Area of Outstanding Natural Beauty (AONB). Here, you'll discover a community enriched with amenities, including an excellent primary school, a post office, general store, and a historic church, all contributing to the village lifestyle. Commute with ease via the mainline station offering services to London, ensuring seamless connectivity to the city. For additional conveniences, neighbouring towns such as Heathfield and Hawkhurst beckon, boasting supermarkets Waitrose and an array of shopping and leisure facilities. If you're in search of top-tier educational opportunities, rest assured knowing that both private and state schools, including Vinehall, Claremont, Saint Ronans, and Marlborough House preparatory schools, are within easy reach. Embrace the essence of countryside living without compromising on modern comforts – this property offers the perfect sanctuary for families of all ages to call home.





- STUNNING FIVE BEDROOM DETACHED HOME
- 0.83 ACRE GARDENS
- SET AT THE END OF A PRIVATE DEVELOPMENT
- TWO ENSUITES AND MAIN BATHROOM
- EPC RATING C
- BUILT IN 2016 BY MILLWOOD DESIGNER HOMES
- DETACHED DOUBLE GARAGE AND AMPLE PARKING
- CLOSE PROXIMITY TO ETCHINGHAM TRAIN STATION
- THREE LARGE RECEPTION ROOMS
- COUNCIL TAX BAND G



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		