



Peter Buswell  
Independent Family Estate Agents



## Rural Lane Location in Etchingam

£860,000

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In a rural location in the heart of the picturesque village of Etchingham, this beautifully presented four-bedroom detached home offers the perfect blend of countryside tranquillity and modern convenience. Set on a generous plot of just under half an acre and enjoying stunning all-round countryside views, the property is ideally located just 1.2 miles from Etchingham mainline station, providing direct links to London and the south coast.

Approached via a quiet country lane, the property boasts a private driveway with ample parking for multiple vehicles. A welcoming front entrance opens into a spacious hallway, with access to a cloakroom, laundry room, kitchen, and home office/bedroom four. To the end of the hallway the stairs lead up to the first floor.

The heart of the home is the expansive, light-filled kitchen/diner—thoughtfully designed with high-end modern units, integrated appliances, and a stylish central island. Bi-fold doors open to the rear and side, seamlessly connecting the interior with the beautifully maintained wraparound gardens—perfect for indoor-outdoor living. Underfloor heating (wet system) adds luxurious warmth to the kitchen/diner. Adjacent to the kitchen/diner is a comfortable living room with a fireplace housing a wood burning stove.

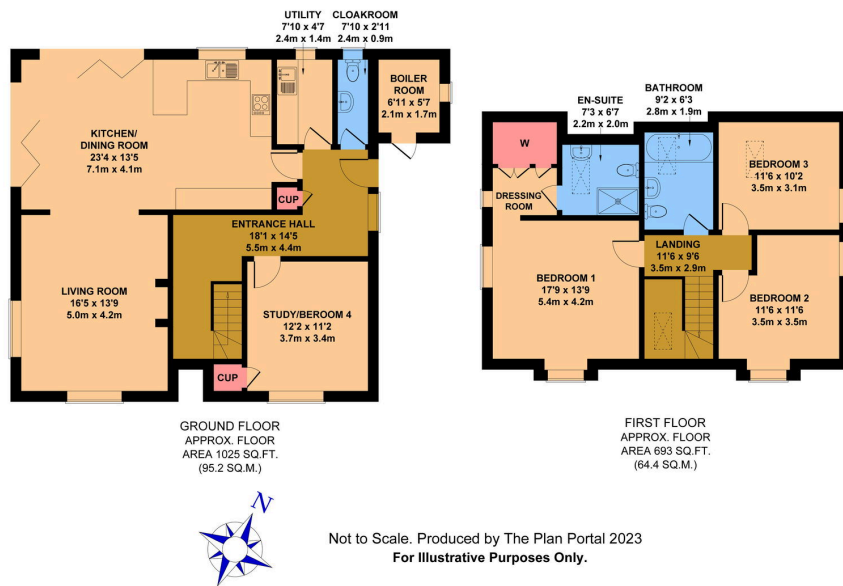
Upstairs, three generous double bedrooms all enjoy far-reaching countryside views. The principal suite features a dressing room with bespoke fitted wardrobes and a luxurious en-suite shower room. An immaculately presented, modern family bathroom featuring a sleek bath with elegant tiled surround this space offers the ideal setting for both quick refreshes and long, relaxing soaks.

The home was comprehensively renovated in 2015, including new electrics, plumbing, and a private treatment plant, and benefits from a range of eco-conscious upgrades.

Offering tremendous scope for further extension or development (subject to planning), this exceptional home combines peaceful rural living with excellent connectivity—making it a rare and desirable find.







- FOUR BEDROOM DETACHED HOUSE
- STUNNING ALL ROUND COUNTRYSIDE VIEWS
- SITS ON JUST UNDER HALF AN ACRE WITH PRETTY GARDENS AND PARKING
- A WELCOMING ENTRANCE HALL WITH CLOAK ROOM & UTILITY ROOM
- BEAUTIFULLY PRESENTED OPEN PLAN KITCHEN/ DINER/LIVING ROOM
- DOWNSTAIRS STUDY/ BEDROOM FOUR
- PRINCIPLE BEDROOM WITH DRESSING AREA AND ENSUITE
- 1.2 MILES FROM ETCHINGHAM MAIN LINE TRAIN STATION
- EPC RATING D
- COUNCIL TAX BAND D

