



# Lambert & Foster



## WORKMANS

HIGH STREET | BURWASH | ETCHINGHAM | EAST SUSSEX | TN19 7ES

*A charming Grade II Listed cottage in the heart of Burwash High Street offering deceptively spacious 1594 sq ft of accommodation set over multiple floors and retaining a wealth of stunning period features, including exposed beams and wall timbers, as well as far reaching views overlooking the well-established rear garden and beyond.*

Guide Price £425,000 - £450,000

FREEHOLD





## WORKMANS

HIGH STREET | BURWASH | ETCHINGHAM | EAST SUSSEX | TN19 7ES

Workmans is set in a convenient, central location on popular Burwash High Street and all its associated facilities including an assortment of shops, primary school and traditional Inns.

This unique property provides fantastic family accommodation, arranged over multiple levels, which comprises; large 16'6 sitting room with feature bay window and fireplace, dining room, double aspect kitchen, family bathroom and store room, to the first floor, bedroom one with fine rear views and potential to include an en-suite if desired, a further beautiful sitting room with feature fireplace and several steps which lead to bedroom three on a mid-level landing. To the second floor, a further bedroom with exposed timber Queens Post (reported to be of archaeological interest). This bedroom also opens into a useful dressing/nursery area offering countryside views and forming part of the flying freehold.

Outside, there is a pretty, enclosed rear garden with a variety of established flower and shrub borders, patio area and pathway leading to a large and practical garden shed.

The property is situated in this beautiful English village that enjoys historic links to Rudyard Kipling including Batemans Country House. The village provides shopping facilities for day-to-day needs and a popular primary school coupled with traditional Inns. The area is well served with schooling for all age groups. Etchingham Station is only 5 minutes' drive with a service of trains to London Charing Cross and Cannon Street on the Hastings line. Etchingham also offers a Church of England Primary School, Butchers and Post Office as well as the award winning Bistro at the Station. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 14 miles distant with the larger coastal towns of both Hastings and Eastbourne being reached within approximately 30 and 45 minutes' drive respectively. The market town of Heathfield is approximately 6 miles distant and provides a fine range of shopping facilities.





- Total floor area approximately 1594 ft<sup>2</sup> (148 m<sup>2</sup>)
- Grade II Listed period cottage
- Sitting room with feature bay window
- Dining room
- Double aspect kitchen
- Family bathroom
- Store room
- Second sitting room on first floor
- Three/four bedrooms
- Beautiful period features throughout
- Established rear garden
- Fine far reaching views
- Central High Street location
- Etchingam mainline station 2.8 miles distance

## DIRECTIONS

On entering the village, heading west bound on the A265, Workmans can be found on the right-hand side of the high street.

## GENERAL

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Electric storage heaters.

**Local authority:** Rother District Council

[www.rother.gov.uk](http://www.rother.gov.uk)

**Council tax:** Band F

## VIEWING

By appointment only.

**Wadhurst Office:** 01435 873999.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Workmans, High Street, Burwash, Etchingam, TN19 7ES

Approximate Area = 1544 sq ft / 143.4 sq m  
 Limited Use Area(s) = 50 sq ft / 4.6 sq m  
 Total = 1594 sq ft / 148 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2024. Produced for Lambert and Foster Ltd. REF: 1103423

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

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 Kent TN12 6DS

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 Weald Office, 39 High St,  
 Cranbrook, Kent  
 TN17 3DN

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 Hillhurst Farm, Stone St,  
 Westenhanger, Hythe,  
 Kent CT21 4HU

**WADHURST, SUSSEX**  
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 Wadhurst, East Sussex  
 TN5 6AA

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