



burnett's

Individual Property : Individual Service



A well proportioned detached two bedroom bungalow on a quiet cul de sac, close to the centre of Burwash village, with off-road parking, garage, and South facing garden. EPC: D

Guide Price £450,000 Freehold

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Individual Property : Individual Service

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31 Rother View

Burwash, Etchingham, TN19 7BN

Guide Price £450,000 Freehold

Located just a short walk from the amenities of Burwash village and with beautiful countryside close by, this detached bungalow is located on a quiet cul de sac made up of similar properties.

Believed to date back to the 60s, the house is set back from the road with an area of front garden as well as a good sized South-facing rear garden. There is a driveway that will accommodate one car, in addition to a detached single garage, which has power and lighting. A side gate between the house and garage provides access to the rear garden.

The house comprises two double bedrooms, a sitting room with woodburning stove, a kitchen, which is large enough to accommodate a table and chairs and a bathroom with shower over a panelled bath.

The house benefits from large double glazed windows, affording lots of natural light.

The kitchen has fitted grey gloss wall and based units with marble effect worktops. There is an integrated Zanussi oven and electric hob plus space for a dishwasher and tall fridge freezer. The current owner kept laundry appliances in the back of the garage.

The house is considered to offer scope to convert the loft (as others in the road have done) and/or extend, subject to the usual consents, if desired.

Rother View is a quiet cul de sac, located on the North side of Burwash, off Shrub Lane. There is a footpath cut through from the end of the road up to the High Street, with the amenities of the village largely within half a mile of this property.

Burwash is a popular, historic village with a thriving community, located about 13 miles South of Tunbridge Wells and 16 miles North of Hastings in the High Weald National Landscape. It is best known for its National Trust Grade I listed property, Bateman's – the former home of Rudyard Kipling.

The village has retained many of its High Street facilities including two public houses, a tea/coffee (and cake) shop, friendly Burwash Stores, hairdressers, plus village hall, doctor's surgery, churches (including a Grade II* listed medieval church that plays a central part in the community), and an "outstanding" primary school (Ofsted 2024). The surrounding countryside is beautiful and offers lots of walking opportunities.

More comprehensive shopping facilities, including supermarkets, can be found at Heathfield (6.6 miles) and Hawkhurst (7.3 miles), with the larger shopping

centres of Tunbridge Wells and Eastbourne/Hastings being that little further away, but accessible in about 35 minutes.

Etchingham station is about 2.6 miles to the East (accessible by bus) and Stonegate station is about 4.1 miles to the North-West, both on the Hastings line to London Charing Cross and Cannon Street (Etchingham to London Bridge in about 1hr 6mins).

The A265 runs through the centre of the village from Hurst Green to Heathfield, providing fast road and bus links to the local towns and A21, which in turn links to the M25 to the North and coast to the South.

There are other primary school options in surrounding villages. Nearby Robertsbridge (4.7 miles) and Wadhurst (5.8 miles) have secondary schools. There are private schools in Robertsbridge (Vinehall School), Hawkhurst (St Ronan's and Marlborough House Prep Schools), Battle (Battle Abbey School) and Mayfield (Skippers Hill Prep and Mayfield School), to name a few.

Material Information:

Rother District Council. Tax Band E (rates are not expected to rise upon completion).

Mains Gas fired central heating. Mains electricity, water and drainage.

The property is believed to be of brick/block construction under a concrete tiled roof.

We are not aware of any safety issues or cladding issues, or of any asbestos at the property.

The property is located within the High Weald National Landscape.

The title has restrictions and easements, we suggest you seek legal advice on the title.

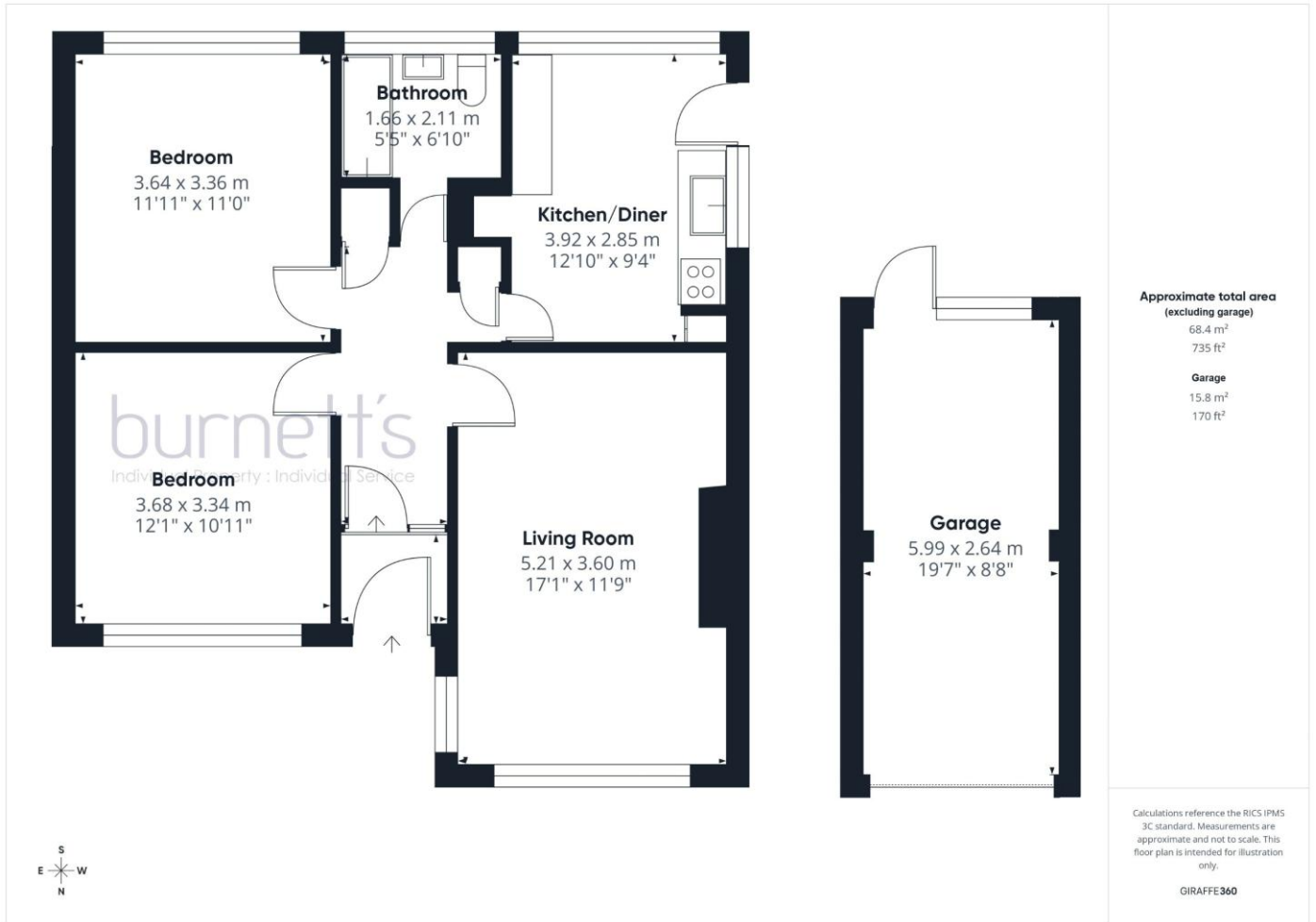
According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: According to Ofcom, Superfast broadband connectivity is available to the property.

Mobile Coverage: According to Ofcom, there is variable mobile coverage from various networks, best from O2.

We are not aware of any mining operations in the vicinity or of any planning permission for new houses / extensions at any neighbouring properties.

The property has step free access other than thresholds.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

