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Individual Property : Individual Service



Occupying a tucked-away location, about half a mile from the centre of Burwash is this beautifully enhanced, spacious detached house offering four bedrooms, two bath/shower rooms, two reception rooms plus study, conservatory, WC and utility room, accompanied by attached garage, off-road parking and South-East facing garden. EPC: C

Offers in Excess of £550,000 Freehold



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11 Rosemary Gardens

Burwash, TN19 7JF

Offers in Excess of £550,000 Freehold

Built in the year 2000, 11 Rosemary Gardens is a detached family house, located towards the end of a small, quiet, cul-de-sac, benefitting from off-road parking, attached garage, recently updated accommodation and a sun-trap of a South-East facing garden.

The bonded gravel driveway provides parking for two cars in addition to the attached garage, which has an electric roll-up door and separate rear door to the garden. There is also side gated access around the house to access the back garden.

The front door opens into a spacious hallway with built-in coat cupboard, stairs to the first floor and doors to the rest of the ground floor accommodation, including a downstairs WC and study. Herringbone engineered wood flooring is laid throughout the hall study, kitchen and dining room.

The lovely, light, triple aspect sitting room features a large, inglenook style fireplace that houses a convenient gas powered fire, and contemporary wall panel detailing, with wall lights.

The kitchen is open plan to the dining room, ideal for families and entertaining. Fitted with sleek, dove-grey wall and base units with pale, marble-effect worktops and backsplashes, a breakfast bar and built-in broom cupboard, the kitchen has an integrated Hotpoint 4 ring hob, undermount oven and integrated dishwasher, as well as space for an American style fridge freezer.

Arranged over the first floor are four double bedrooms, including the principal bedroom suite, which currently accommodates an emperor size bed, has built-in wardrobes and an en suite shower room. A glimpse of a view out to fields can be seen from the main bedroom window.

The other three bedrooms are served by a family bathroom with shower mounted over a "P" shaped panelled bath.

The South-East facing garden is low maintenance and has clean, contemporary lines, with a stretch of good quality artificial grass, bordered by a raised stone filled bed and a decked area at one end. It is accessible via the conservatory, garage and side garden gate.

Rosemary Gardens is located about half a mile from the centre of Burwash, which 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 Area of Outstanding Natural Beauty. 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 (6.8 miles) and Hawkhurst (7.5 miles), with the larger shopping centres of Tunbridge Wells and Eastbourne/Hastings being that little further away, but accessible in about 35 minutes.

Etchingam station is about 2.8 miles to the East (accessible by bus) and Stonegate station is about 4.2 miles to the North-West, both on the Hastings line to London Charing Cross and Cannon Street (Etchingam to London Bridge in about 1hr 6mins).

The A265 runs through the centre of the village from Hurst Green to Heathfield, providing fast road 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 (4.9 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 F (rates are not expected to rise upon completion).

Mains gas, electricity, water and sewerage.

The property is believed to be of brick/block construction with half tile-hung elevations under a clay 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 AONB and an Article 4 area. We are not aware of any mining operations in the vicinity.

The title has restrictions and easements. We suggest you take legal advice on the title.

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

According to Ofcom, Ultrafast broadband is available to the property, and there is limited mobile coverage from various networks.

We are not aware of planning permission for new houses/extensions at any neighbouring properties.

The property does not have step free access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

