



BRAMLEA, GREENFIELD ROAD

BURWASH, ETCHINGHAM - £1,450,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

**Bramlea, 17 Greenfield Road, Burwash,
Etchingam TN19 7BX**

Entrance Hall With Vaulted Ceiling - L-Shaped Triple Aspect Sitting Room - Spacious Conservatory - Study - Luxurious Kitchen/Diner - Utility Room - Ground Floor Double Bedroom With En-Suite Shower Room - Stairs With Glass Balustrade To The First Floor Landing - Three Further Double Bedrooms (The Master With En-Suite Dressing Area & Shower) - Family Bathroom - Lower Ground Floor Cinema Room & Gym/Games Room - Wine Store - Landscaped Grounds Extending To Approximately 0.75 Acres - Twin Garages - Spacious Driveway

An exceptional and unique four double bedroom detached home with an ultra-modern and bright feel throughout approached via electric gated entrance at the end of a private no-through lane on a landscaped plot of approximately 0.75 acres with surrounding fields and countryside. The kitchen/diner features a high vaulted ceiling with triple aspect windows and full height patio doors. The lower level has a cinema room and gym/games room. Features also include integrated 'Miele' appliances in the kitchen, underfloor heating, cat5 cabling, built-in speakers and solar panels. Twin garages with electric doors and ample driveway to the front provides parking for several vehicles. The property is located approximately 0.5 miles from Burwash Village High Street.

ENTRANCE HALL:

Vaulted ceiling with double glazed Velux roof window. Built-in cloaks/storage cupboard. Polished wooden flooring. Underfloor heating. Door to garage.

GROUND FLOOR BEDROOM:

Double glazed window. Wooden flooring. Inset spotlights. Underfloor heating.

EN-SUITE SHOWER ROOM:

Double glazed window. Shower cubicle with hand-held shower and drencher head. WC. Wash basin with cupboards under. Chrome heated towel rail. Tiled floor and walls. Inset spotlights. Extractor fan. Underfloor heating.





INNER HALLWAY:

Staircase with oak treads and glass balustrade. Inset spotlights. Underfloor heating.

STUDY:

Double glazed window overlooking the garden and wooded area. Wooden flooring. Inset spotlights. Underfloor heating.

L-SHAPED SITTING ROOM:

Triple aspect with double glazed windows overlooking the gardens, fields and countryside beyond. Built-in 'Stovax' wood burner. Wooden flooring. Inset spotlights and speakers. Underfloor heating. Double glazed doors leading to:

CONSERVATORY:

Wrap-around double glazed conservatory with some fitted blinds. Double glazed French doors leading to the garden. Tiled floor. Spectacular outlook across the gardens, woodland and surrounding countryside. Underfloor heating.

KITCHEN/DINER:

A stunning bright room with vaulted ceiling and spectacular outlook across the garden and woodland beyond. Inset 'Miele' induction hob with integrated extractor. Integrated fridge/freezer, Breakfast bar. French doors to the side with exceptionally large patio doors. Inset spotlights and speakers. Underfloor heating.

UTILITY ROOM:

Double glazed door to the side and double glazed window overlooking the garden. Range of full height drawers. Worktop with cupboards under. Inset stainless steel sink. Space for washing machine and tumble drier. Tiled floor. Inset spotlights. Underfloor heating.

STAIRS DOWN TO LOWER LANDING FROM THE CONSERVATORY:

Door to wine store and doors to cinema room and gym/games room.

CINEMA ROOM:

Inset spotlights and speakers. Concealed LED lighting. Concealed radiator.

GYM/GAMES ROOM:

Dual aspect with double glazed French doors leading to the garden. Double glazed windows. Wood effect flooring. Inset spotlights. Radiator.

FIRST FLOOR LANDING:

Double glazed windows. Access to fully boarded loft with pull down ladder. Large walk-in airing cupboard housing pressurised hot water cylinder with slatted shelving. Inset spotlights. Underfloor heating.

BEDROOM:

Triple aspect overlooking the gardens and countryside beyond. Inset spotlights and speakers. Underfloor heating.
Dressing Area: with full height mirror-fronted wardrobes. Inset spotlights. Underfloor heating.

EN-SUITE SHOWER ROOM:

Double glazed window overlooking the gardens. Large walk-in shower cubicle with hand-held shower and drencher head. Wash basin with cupboard under. WC with concealed cistern. Chrome heated towel rail. Tiled floor and walls. Inset spotlights and speaker. Extractor fan. Underfloor heating.

BEDROOM:

Double glazed window overlooking the gardens and surrounding countryside. Inset spotlights. Underfloor heating.

BEDROOM:

Dual aspect with double glazed Velux window with built-in blind. Walk-in storage with lighting. Underfloor heating.

FAMILY BATHROOM:

Double glazed window. Tile enclosed bath with hand-held shower and drencher head over. Wash basin with cupboards under. WC. Heated towel rail. Tiled floor and walls. Inset spotlights and speaker. Extractor fan. Underfloor heating.

OUTSIDE:

Approached via electrically operated gates with brick-set driveway for a number of vehicles leading to the TWIN GARAGES with electric up-and-over doors, power and light and one housing the 'Viessmann' gas-fired boiler and with radiator and personal door to the hallway. Raised patio area with glass balustrade and integrated log store. The GROUNDS extend to approximately 0.75 ACRES with large areas of lawn, pond with waterfall, mature well-stocked shrub and flower borders, Greenhouse and raised vegetable area. Wooded area. Overlooking fields and surrounding countryside.

SITUATION:

The property is situated on the edge of the beautiful English village of Burwash enjoying 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 market town of Heathfield is approximately 6 miles distant and provides a fine range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. 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. Etchingam Station is only 5 minutes drive with a service of trains to London.



VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX:

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ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England
- www.gov.uk
Services - Mains Water, Gas & Electricity
Private Drainage - Sewage Treatment Plant

AGENTS NOTE:

We understand the property is situated at the end of a private road.

ANTI MONEY LAUNDERING REQUIREMENTS:

In accordance with HMRC current legal requirements, we are required to carry out AML (Anti Money Laundering) checks on all purchasers once any offer has been accepted. A nonrefundable administration fee of £30 + VAT (£36) will apply for each prospective purchaser. Satisfactory AML results and evidence of funds and/or a mortgage AIP are required before any offer can be formally accepted and memorandum of sale issued.





Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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

		77 C	82 B
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House Approx. Gross Internal Area 3191 sq. ft / 296.5 sq. m
 Approx. Gross Internal Area (Incl Garage & Log Store) 3649 sq. ft / 339.0 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.