



INGLETON
46 SHRUB LANE, BURWASH, EAST SUSSEX, TN19 7BU



**Lambert
& Foster**

INGLETON, 46 SHRUB LANE, BURWASH, EAST SUSSEX, TN19 7BU

A substantial detached family home extending to over 3,000 sq. ft occupying a generous, mature plot with beautifully established gardens, versatile living space and excellent annexe potential on the edge of the sought-after village of Burwash.

OFFERS IN EXCESS OF £900,000 FREEHOLD



DESCRIPTION

Occupying a generous plot in a highly desirable village setting, this impressive, detached residence offers over 3,000 sq ft of beautifully proportioned accommodation, thoughtfully arranged to suit modern family life, multi-generational living or those seeking the flexibility to create an integral annexe. Combining spacious reception rooms with four generous bedrooms and mature landscaped gardens, the property presents a rare opportunity to acquire a home of exceptional versatility.

An entrance porch opens into a welcoming reception hall, where a bright bay-fronted dining room provides an elegant space for formal entertaining. The well-appointed kitchen/breakfast room forms the heart of the home, featuring an extensive range of fitted units, granite worktops, integrated appliances and a breakfast bar, while a separate utility room offers additional storage and practical workspace with direct access to the garden.

The spacious dual-aspect sitting room enjoys an attractive fireplace and sliding doors opening directly onto the rear terrace, seamlessly connecting the house with the gardens beyond. Beyond the sitting room lies a particularly flexible wing comprising a generous ground floor double bedroom with en-suite shower room together with a further reception room, ideal as a home office, family room or fifth bedroom. A useful boot room links this area to the integral double garage, creating excellent potential for self-contained annexe accommodation, subject to any necessary consents.



The first floor provides three further double bedrooms, including an impressive principal suite complete with a walk-in dressing room and a spacious en-suite bathroom featuring both bath and separate shower. The remaining bedrooms are served by a well-appointed family shower room.

Burwash is one of East Sussex's most sought-after villages, offering an excellent range of day-to-day amenities including a village store and traditional public houses. The nearby market town of Heathfield provides a wider selection of shopping, supermarkets and leisure facilities, while Etchingham station, approximately three miles away, offers regular services to London Charing Cross and Cannon Street.

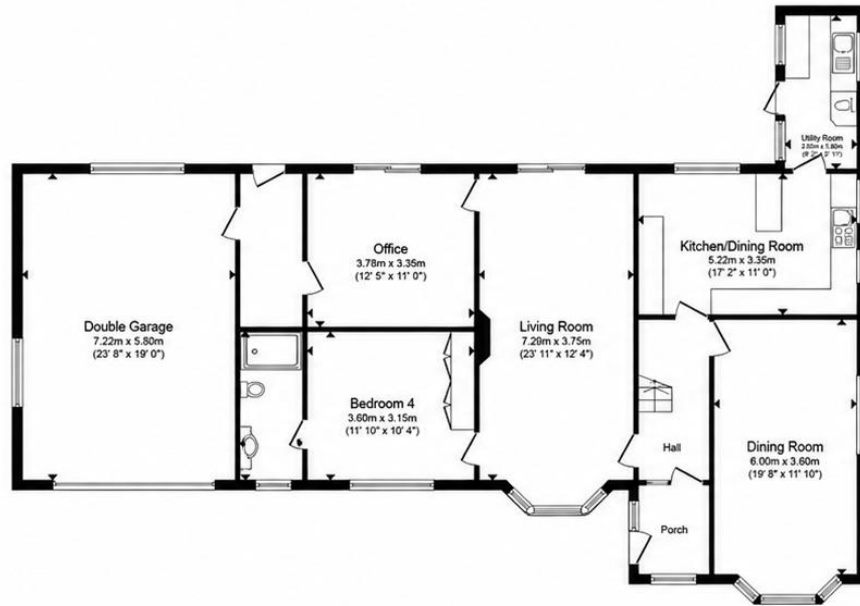
The area is exceptionally well served by both state and independent schools, including Burwash CE Primary School, Etchingham CE Primary School and Heathfield Community College, together with Battle Abbey School, Saint Ronan's, Benenden School, Bede's Senior School and Claremont Senior School. Grammar schools in Tunbridge Wells are also readily accessible.



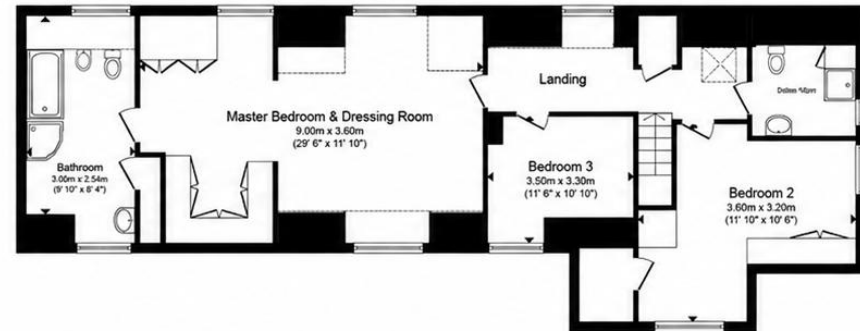


FLOORPLANS

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



Ground Floor



First Floor

Total Floor Area 3,007 sq.ft approx.



VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///nightfall.ourselves.obey

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Oil

BROADBAND & MOBILE COVERAGE:

Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.rother.gov.uk

COUNCIL TAX: Band G **EPC:** D (57)

FLOOD & EROSION RISK:

Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations & tiled roof

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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