



POOKS HILL

WESTDOWN LANE, BURWASH COMMON, ETCHINGHAM, EAST SUSSEX



BEAUTIFUL PERIOD STONE PROPERTY LOCATED AT THE END OF THIS PRIVATE TRACK WITH OUTSTANDING VIEWS.

Burwash 3 miles. Stonegate 3.6 miles (London Bridge from 59 minutes). Heathfield 4.5 miles.
Etchingham 5.6 miles (London Bridge from 64 minutes). Mayfield 6.8 miles. Wadhurst 7.2 miles.
Wadhurst station 8.7 miles (London Bridge from 53 minutes). Tunbridge Wells 14.5 miles
(London Bridge from 43 minutes). (All times and distances approximate)

			EPC
5	2	3	F

Tenure: Freehold
Services: Mains water and electricity. Oil-fired heating. Private drainage.
Local Authority: Rother District Council
Council Tax: G
Postcode: TN19 7JT www.what3words.com/basics.plea.thus



SITUATION

The property sits in a wonderful setting, within the High Weald National Landscape Area, close to the small village of Burwash Common and just three miles from the thriving village of Burwash which provides excellent amenities for everyday needs and is well known for its tree-lined High Street, pretty period buildings and connection to Rudyard Kipling. Further facilities are available at Hawkhurst and Cranbrook as well as the larger centres of Wadhurst, Heathfield and Tunbridge Wells. Mainline rail services to London Bridge, Charing Cross and Cannon Street operate from Etchingham, Stonegate and Tunbridge Wells stations with a journey time to London taking around an hour. There is a good choice of schools in the area including Mayfield, Marlborough House Vinehall (Robertsbridge), St Ronan's (Hawkhurst), Holmewood House (Langton Green), Benenden and Eastbourne College. Burwash also has its own small primary school, judged as Outstanding by Ofsted.





THE PROPERTY

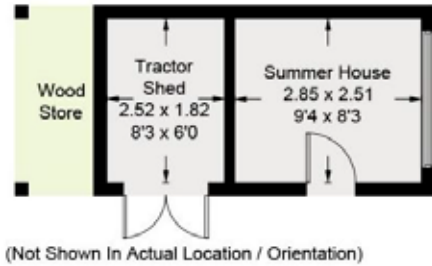
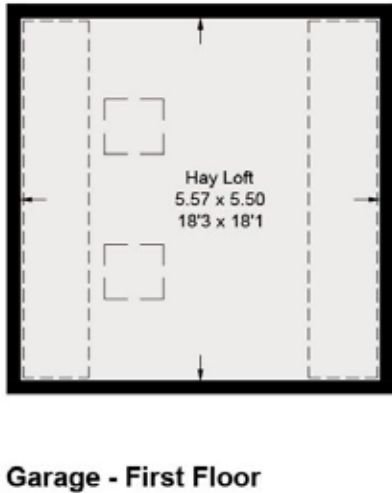
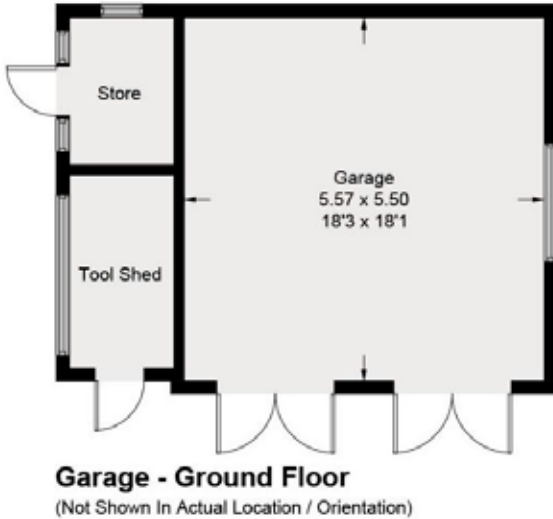
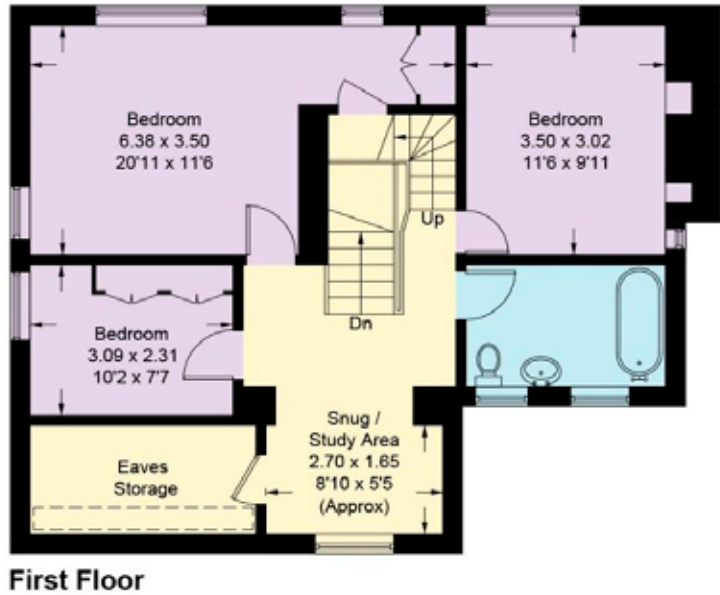
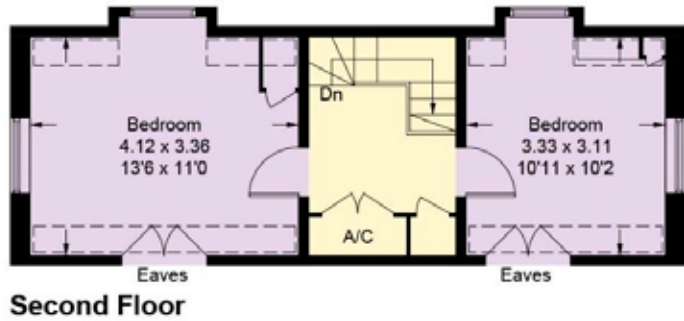
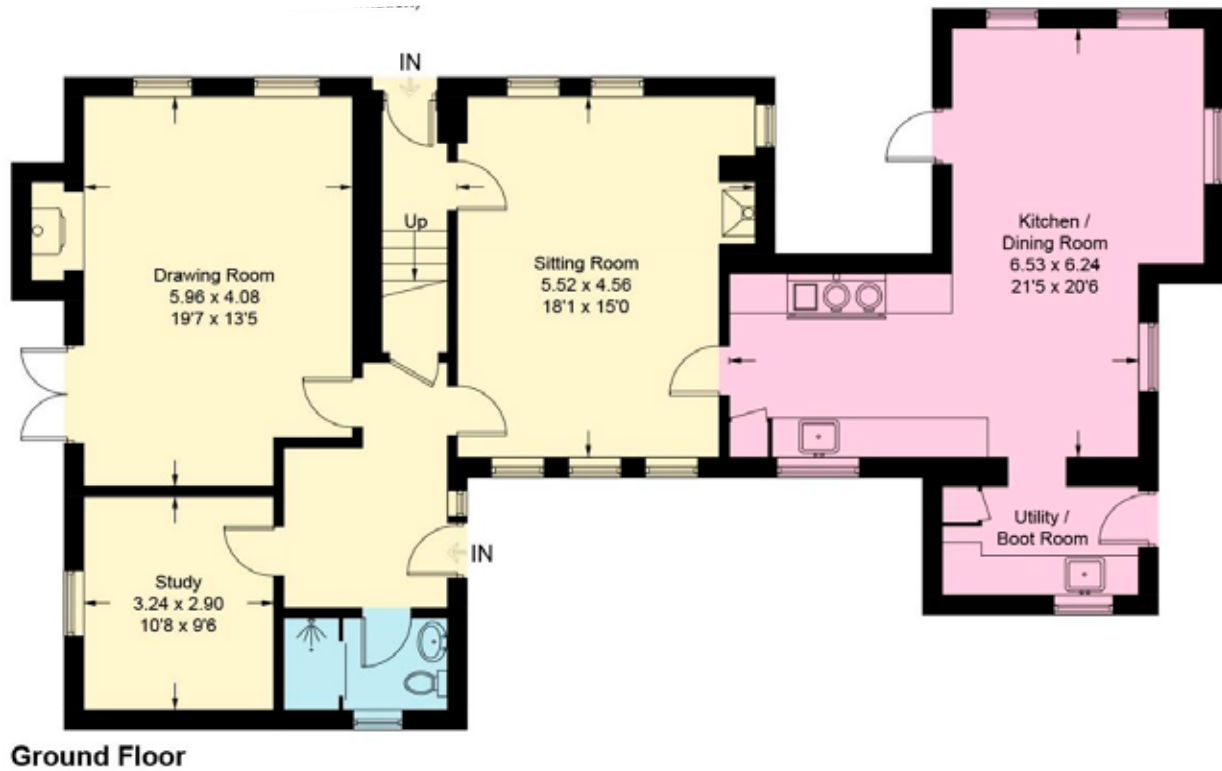
Pooks Hill is a beautifully presented period property with an attractive symmetrical front elevation and stone façade. The house sits in an elevated position with wonderful south westerly views over surrounding farmland. The property is set over three floors and offers well-proportioned reception rooms and family accommodation with a spacious extended kitchen / breakfast room with vaulted ceiling. Internally, the property boasts features such as exposed stone walls, oak framed windows, attractive fireplaces (some with wood burners), wooden flooring, Aga and some exposed timbers.



OUTSIDE

The property is approached at the end of a private track via a gated entrance leading to a gravel driveway. In addition to the house there is a detached double garage with room above and a garden store to the rear, also with exposed stonework under a tiled roof. The delightful gardens are fenced/hedged on all sides and comprise lawned areas and a raised terrace with steps down to the garden. The borders are well-stocked with a multitude of mature trees and shrubs surrounding. Beyond the initial garden there is a second garden with fruit trees, a detached brick/timber summer house with attached tractor shed and wood store, and a detached Wendy house. In all about 1.06 acres.





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Approximate Gross Internal Area = 218.5 sq m / 2352 sq ft
Garage = 70.4 sq m / 758 sq ft
Outbuildings = 16.7 sq m / 180 sq ft
Total = 305.6 sq m / 3290 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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