



THE RIDGE HOUSE

Rectory Close, Etchingam Road, Burwash, Etchingam, East Sussex



FABULOUS VIEWS AND VILLAGE SETTING

This attractive detached property provides well-proportioned family accommodation as well as garaging, a workshop and delightful gardens, set in the centre of a wonderful village with stunning rural views.

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Local Authority: Rother District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, gas and electricity. Gas-fired heating. Mains drainage.

Etchingham station 2.5 miles (London Bridge from 64 minutes). Wadhurst 6 miles. Heathfield 6.7 miles. Mayfield 7 miles. Tunbridge Wells 13 miles.

Postcode: TN19 7BH www.what3words.com/message.internet.publisher



POPULAR VILLAGE LOCATION WITH STUNNING RURAL VIEWS

The property is located in a wonderful position, in the heart of the thriving village of Burwash, with far-reaching rural views and within the High Weald National Landscape Area. Burwash 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 nearby 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.







A BEAUTIFULLY PRESENTED FAMILY HOUSE

This wonderful detached family house offers flexible and extremely well-proportioned accommodation, totalling about 3656 square feet, with far-reaching rural views. On the ground floor, the principal reception rooms all have doors opening out to the terrace and delightful gardens, ideal for entertaining. The formal sitting room includes an attractive large square bay window to the front as well as double doors opening into a spacious conservatory overlooking and leading onto the gardens. There is also a study, playroom and double aspect dining room. The fabulous kitchen / breakfast room is a particular feature of the property and is exceptionally well-appointed and includes a range of bespoke modern fitted units with integrated appliances, a central island with attached breakfast table and a lovely square bay window overlooking the front. Off the kitchen, there is also a useful utility room and a workshop, both with external doors to the outside. On the first floor, the impressive principal bedroom suite provides a spacious bedroom with an en suite dressing room and beautifully appointed en suite bathroom with a free-standing bath and separate shower. The second bedroom also benefits from a generous en suite dressing room and en suite shower room. There are three further bedrooms as well as a family bathroom.

Outside, a driveway leads to the parking area, house and integral double garage. To the rear, a large paved terrace creates the perfect space for al fresco dining whilst enjoying the fantastic views. The lawned gardens are laid to lawn, edged with mature trees and shrubs providing a high degree of privacy. There are also two sheds and a garden store (all with mains power). A pedestrian gate gives access to a public footpath, passing behind the church, providing easy access to Burwash village.





Approximate Gross Internal Area =
House (including Garage): 339.7 sq m / 3656 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.



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