



Fox's Farm
Burwash Common | Etchingam | East Sussex | TN19 7ND





STEP INSIDE

The first thing that strikes you as you send your way down the driveway past the house is the glorious position in which it sits in an area of outstanding natural beauty. Surrounded by its gardens and paddocks the house enjoys the most delightful views over the valley and up towards the gorgeous hilltop village of Mayfield.

Stepping into the house itself you are greeted by a generous reception hall replete with a large brick fireplace (now fitted with a wood burning stove which has a back-boiler, which heats the hot water and the radiator on the landing on the first floor) with an oak Bressummer above and true to its country heritage an ancient rifle (not included).

The kitchen/breakfast room is the cosy heart of the home with its country style units, classic red Rangemaster, traditional white painted beams and unusual Venetian window. The kitchen has a built-in fridge and separate built-in freezer, and a built-in dishwasher. The front window offers a calming view out past a glorious old sycamore tree and beyond to the paddocks. The French Doors at the rear lead out onto the formal gardens and enjoy from your breakfast table the most delightful and far-reaching views. Step out onto the patio to enjoy the same view al fresco whilst remaining shaded by the charming, tiled roof.

The living room is a more modern addition beautifully in keeping with the style and character of the original farmhouse, retaining all its charm. There is an inglenook-style fireplace with an Aga stove and exposed timbers, and the room benefits from superb natural light from its triple aspect windows, including French Doors opening on to the patio and garden and the fabulous views.

A dining room, study, utility room and cloakroom complete the downstairs space and add plenty of flexibility whether you need two home offices, a playroom/den or separate entertaining space.

Upstairs you are blessed with a principal bedroom with a large en-suite bathroom; a modern must have that is often lacking in period farmhouses. This bright light room with its vaulted ceiling and triple aspect is a beautiful space to retire to at the end of the day. Three further double bedrooms, one of which has an en-suite shower room, and a good size family bathroom makes room for friends and family alike.

That mixture of practicality and charm continues outside with a generous driveway and triple garage with a large storage room over. The brick potting shed (with gardeners' toilet) and wood store are charming and the wooden Summerhouse on the upper terrace makes the best of the views.

The gardens are truly delightful; well planted around a central lawn with beautiful space in trees to create all year-round interest and summer shade, and there is a charming vegetable area down by the potting shed. The paddocks are easily accessed from the driveway as is the four bay pole barn. The whole is deemed ideal for equestrian use and measuring 3.155 acres in total.



SELLER INSIGHT

“ This has been such a beautiful location to live in surrounded by gorgeous rolling countryside and enjoying the delightful gardens and open fields. The views up towards Mayfield are incredible and make living here very special.

I have loved creating an idyllic garden with the inspiration of the National trust's Batemans (the family home of Rudyard Kipling) just up the road. There is plenty of space for a well stocked vegetable garden and the various outbuildings are incredibly useful.

Heathfield Town is just up the road and caters for all your every day needs. Popping up to Royal Tunbridge Wells or down to the coast to visit Hastings, Brighton or Rye, or simply popping out to any number of pretty villages with local pubs and restaurants or up to London on the train gives you so much choice.

Whatever you plan to do returning home to such a delightful, peaceful and calming environment is a true blessing.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Train (Nearest Stations)

Etchingham Station — 2.5 miles

Stonegate Station — 3.5 miles

Robertsbridge Station — 5 miles Services to: London Charing Cross,
London Bridge, Tunbridge Wells, Hastings

By Road (Approx Distances from TN19 7ND)

Bateman's (National Trust) — 1 mile

Burwash Village — 0.5 miles

Etchingham — 2.5 miles

Hurst Green — 4 miles

Healthcare

Burwash Surgery

Etchingham Surgery

Hurst Green Surgery

Conquest Hospital, Hastings

Tunbridge Wells Hospital

Education

Primary Schools:

Burwash CofE Primary School

Etchingham CofE Primary School

Hurst Green Primary School

Stonegate CofE Primary School

Secondary Schools:

Uplands Academy, Wadhurst

Robertsbridge Community College

Claremont Senior School

Benenden School

Entertainment

Bedgebury Events & Concerts

The Kino Cinema, Hawkhurst

The White Hart Burwash – Live Music

National Trust Bateman's

Leisure Clubs & Facilities

Dale Hill Golf Club

Burwash Weald Tennis Club

Etchingham Sports Pavilion

Bedgebury Pinetum & Cycle Trails

Freedom Leisure Heathfield

Crowborough Leisure Centre

Local Attractions / Landmarks

Bateman's (National Trust)

Bodiam Castle

Scotney Castle

Bedgebury National Pinetum

Great Dixter House & Gardens

Bowl Water

GROUND FLOOR

Entrance Porch Reception Hall	12'4" x 12'0" (3.76m x 3.66m)
Living Room	19'5" x 13'2" (5.92m x 4.02m)
Kitchen / Breakfast Room	21'7" x 11'0" (6.58m x 3.36m)
Dining Room / Study	11'7" x 9'4" (3.53m x 2.85m)
Utility Room	8'0" x 7'0" (2.44m x 2.14m)
Study	9'9" x 7'11" (2.97m x 2.41m)
Cloakroom	

FIRST FLOOR

Principal Bedroom	16'0" x 13'3" (4.88m x 4.04m)
EnSuite Bathroom	10'8" x 8'2" (3.25m x 2.49m)
Bedroom 2	12'0" (3.66m) x 11'0" (3.36m) narrowing to 8'7" (2.62m)

EnSuite Shower	
Bedroom 3	13'9" x 12'0" (4.19m x 3.66m)
Bedroom 4	11'1" x 8'1" (3.38m x 2.47m)
Bathroom	8'7" x 6'6" (2.62m x 1.98m)

Outside

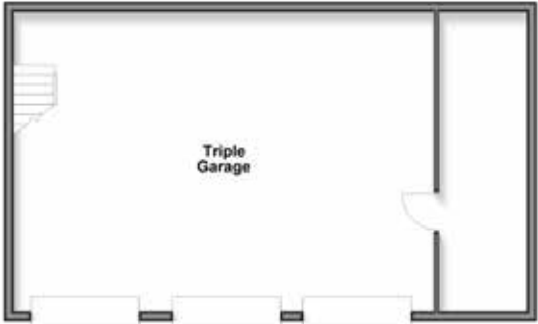
Triple Garage with Room Over Barn	28'4" x 20'0" (8.64m x 6.10m)
Potting Shed	
Gardens	
Paddock	



Outbuilding 2
Approx. 11.0 sq. metres (118.0 sq. feet)



Outbuilding 1 First Floor
Approx. 23.9 sq. metres (257.7 sq. feet)



Outbuilding 1 Ground Floor
Approx. 65.6 sq. metres (705.9 sq. feet)



Ground Floor
Approx. 97.3 sq. metres (1047.1 sq. feet)



First Floor
Approx. 95.9 sq. metres (1032.2 sq. feet)

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