



ALMOND TREE COTTAGE, BURWASH

ETCHINGHAM - £325,000

**Almond Tree Cottage, Ham Lane,
Burwash, Etchingham TN19 7ER**

**Sitting/Dining Room With Inglenook Fireplace - Country
Style Kitchen - Shower/Utility Room - Landing -
Bedroom One - En-suite Bathroom - Bedroom Two -
Patio Garden/Parking Space**

A charming and beautifully presented Grade II listed period property dating back to the 17th Century, ideal as a holiday cottage or stylish home. Offering a wealth of character features including beamed ceilings and walls, an inglenook fireplace with wood burning stove, flagstone flooring with underfloor heating and a country-style kitchen. There are two bedrooms to the first floor, one with an en-suite bathroom and a shower/utility room on the ground floor. There is a small patio garden/parking space to the side. The property is situated in the heart of the highly desirable village of Burwash, just a stones throw from the High Street, the village pub and recreation ground. NO ONWARD CHAIN.

LOUNGE/DINER:

Dual aspect with secondary glazed windows and wooden internal shutter. Stunning inglenook fireplace with exposed brick, tiled hearth and wood burning stove. Beamed ceiling. Stone flooring with underfloor heating. Fitted cloaks cupboard.

KITCHEN:

A charming country-style kitchen sympathetically refurbished and decorated with stone flooring and underfloor heating. Secondary glazed window. Beamed ceiling. Solid wooden worktop with cupboards under and shelving above. Inset stainless steel sink. Integrated fridge and freezer. Slimline dishwasher. Free standing electric cooker.

SHOWER/UTILITY ROOM:

Secondary glazed windows. Shower with glass shower screen, thermostatic shower with drencher head and hand held shower. Part tiled walls. Granite effect worktop with modern wash basin and cupboard under. WC. Chrome heated towel rail. Space for washing machine. Underfloor heating. Beamed ceiling and walls.



FIRST FLOOR LANDING:

Window. Beamed ceiling and walls. Storage area.

BEDROOM:

Secondary glazed window. Beamed ceiling. Feature fire surround with exposed brick and wooden mantle. Built in wardrobe/cupboard. Wall mounted electric heater.

EN-SUITE BATHROOM:

White panel enclosed bath. WC. Wash basin with cupboard under. Beamed ceiling and wall. Chrome heated towel rail.

BEDROOM:

Secondary glazed window. Beamed ceiling and wall. Wall mounted electric heater.

OUTSIDE:

There is a paved patio area/parking space to the side.

SITUATION:

The property is situated in this beautiful English village that enjoys 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.



TENURE:
Freehold

COUNCIL TAX BAND:
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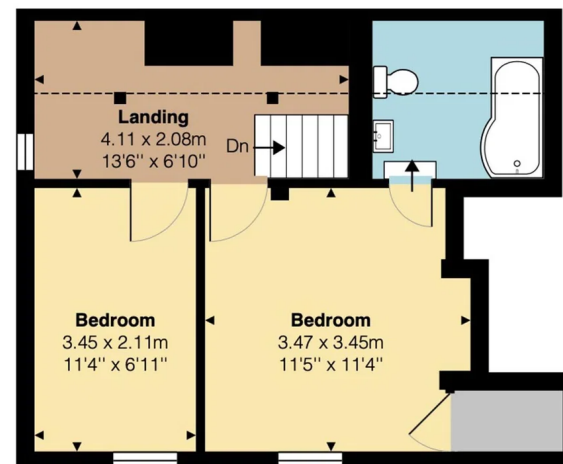
VIEWING:
By appointment with Wood & Pilcher 01435 862211

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, Electricity & Drainage
Heating - Electric

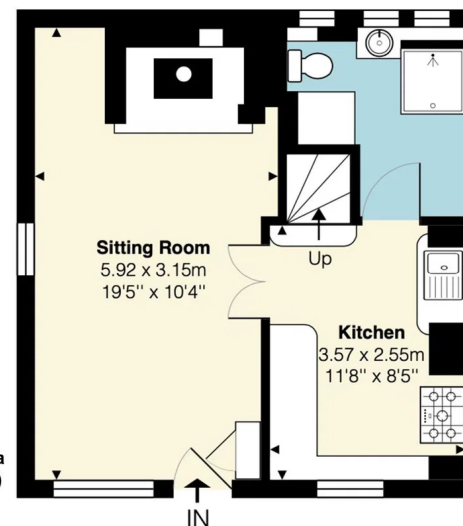
AGENTS NOTE:
We understand that there is an element of flying
freehold.

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.

First Floor
Approx Internal Area
373 sq ft (34.7 sq m)



Ground Floor
Approx Internal Area
359 sq ft (33.3 sq m)



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Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.
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