



**burnett's**

Individual Property : Individual Service



A beautifully presented, character, semi-detached, period cottage offering three bedrooms, a bathroom, two reception rooms, kitchen, utility room/WC and beautiful gardens including about a 150' West facing rear garden with vegetable patches, colourful flower beds and numerous fruit trees, all within a short distance of Burwash High Street. EPC: E

OIEO £375,000 Freehold



**burnett's**

Individual Property : Individual Service

Mayfield Office:

3 Church View House,  
High Street, Mayfield,  
East Sussex. TN20 6AB

mayfield@burnetts-ea.com  
01435 874450

Wadhurst Office:

The Clock House,  
High Street, Wadhurst,  
East Sussex. TN5 6AA

wadhurst@burnetts-ea.com  
01892 782287



BEST ESTATE AGENT GUIDE  
AWARD WINNER  
SALES 2024



BEST ESTATE AGENT GUIDE  
AWARD WINNER  
SALES 2025



# 4 Bankside

Shrub Lane, Burwash, TN19 7BL

OIEO £375,000 Freehold

4 Bankside is a charming period cottage, believed to date back to the turn of the 20<sup>th</sup> Century.

It has brick elevations under a clay tiled roof.

The character accommodation is arranged over three floors and includes two attractive reception rooms and three bedrooms.

There are feature fireplaces in both reception rooms and first floor bedrooms.

Several of the rooms have beautiful wooden floorboards.

The house has some original wooden sash windows and some double glazing.

The kitchen features wall and base units with granite worktops, a butler sink, stainless steel gas range cooker, integrated fridge freezer and dishwasher. The adjoining utility room cum WC has space for a washing machine.

The gardens are a particular feature of this property. The exceptional, fully established rear garden is around 150' (47m) in length and has several different "rooms" including a large and productive vegetable patch/kitchen garden and an orchard of fruit laden trees, as well as colourful flower beds and stretches of lawn. It is a gardener's dream. Immediately to the rear of the house is a patio area for seating/dining and there are also two garden sheds.

The house is set up on a bank, with steps leading up from the road, where there is unrestricted on road parking. To the front of the house is a further garden area planted with shrubs and a Lilac tree, with a path leading to the recessed front door. There is also access down the side of the house to the rear garden. This provides a lovely outlook from the front sitting room.

The property is located within a short distance of the amenities in Burwash (about a third of a mile). Burwash is a popular, historic village with a thriving community, located about 13 miles South of Tunbridge Wells and 16 miles North of Hastings in the High Weald Area of Outstanding Natural Beauty. It is best known for its National Trust Grade I listed property, Bateman's – the former home of Rudyard Kipling.

The village has retained many of its High Street facilities including two public houses, a tea/coffee (and cake) shop, friendly Burwash Stores, hairdressers, plus village hall, doctor's surgery,

churches (including a Grade II\* listed medieval church that plays a central part in the community), and an "outstanding" primary school (Ofsted 2024). The surrounding countryside is beautiful and offers lots of walking opportunities.

More comprehensive shopping facilities, including supermarkets, can be found at Heathfield (6.8 miles) and Hawkhurst (7.5 miles), with the larger shopping centres of Tunbridge Wells and Eastbourne/Hastings being that little further away, but accessible in about 35 minutes.

Etchingam station is about 2.5 miles to the East (accessible by bus) and Stonegate station is about 4.2 miles to the North-West, both on the Hastings line to London Charing Cross and Cannon Street (Etchingam to London Bridge in about 1hr 6mins).

The A265 runs through the centre of the village from Hurst Green to Heathfield, providing fast road links to the local towns and A21, which in turn links to the M25 to the North and coast to the South.

There are other primary school options in surrounding villages. Nearby Robertsbridge (4.9 miles) and Wadhurst (5.8 miles) have secondary schools. There are private schools in Robertsbridge (Vinehall School), Hawkhurst (St Ronan's and Marlborough House Prep Schools), Battle (Battle Abbey School) and Mayfield (Skippers Hill Prep and Mayfield School), to name a few.

## Material Information:

Council Tax Band D (rates are not expected to rise upon completion).

Mains Gas, electricity, water and drainage.

The property is believed to be of brick construction with a clay tiled roof.

We are not aware of any safety issues or cladding issues. We are not aware of any asbestos at the property.

The property is located within the High Weald AONB and an article 4 area.

The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

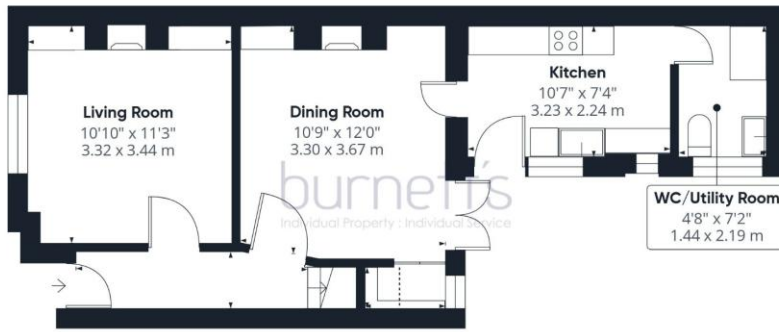
According to Ofcom, Ultrafast Broadband is available to the property.

According to Ofcom Mobile Coverage is better outside than inside but there are various networks offering coverage.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



Ground Floor



First Floor



Second Floor



**Approximate total area<sup>m</sup>**  
875 ft<sup>2</sup>  
81.3 m<sup>2</sup>

**Reduced headroom**  
38 ft<sup>2</sup>  
3.5 m<sup>2</sup>

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

