



burnett's
Individual Property : Individual Service



Only available for a short time before being let so please contact asap if you are interested - this EPC rated A, recently built, three bedroom house benefits from two bath/shower rooms (one en-suite), a downstairs WC, open plan kitchen/dining room and sitting room with bay window, with parking and south facing garden.

Asking Price £395,000 Freehold



burnett's

Individual Property : Individual Service

Mayfield Office:

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Wadhurst Office:

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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2025



5 Holmesdale

High Street, Burwash, TN19 7HA

Asking Price: £395,000 Freehold

Built by an excellent, local, independent builder, SB Ten Construction, this house has been beautifully finished and appointed, with the developer focusing on the quality of materials and finish, to include under floor heating throughout the ground floor, radiators on the first floor, mains gas combi-boiler, photo-voltaic panels, double glazed windows with their own ten year guarantee, plus an NHBC ten year guarantee on the house.

It is constructed with brick and block ground floors and timber framed first floors, with Cedral weatherboarded upper elevations, beneath a tiled roof. Note, the chimney is false for design purposes only.

Bi-fold doors from the kitchen/dining room lead out to a paved patio, beyond which is a lawn with paved stepping stones leading to the rear gated access and a garden shed in the far corner. The garden has a 6ft close boarded fence around the perimeter. From the back gate, a path and steps lead up to the parking area, accessed off Highfields Lane. The house comes with two allocated parking spaces including one with an electric car charging point.

The open plan kitchen/dining room is fitted with sleek, pale grey kitchen units with Corian worktops, integrated appliances and a breakfast bar. Oak-effect LVT flooring is laid throughout the ground floor including the bay-fronted sitting room, cloakroom, utility room and entrance hall.

The first floor comprises a landing with airing cupboard, the principal bedroom at the front, with en-suite shower room, plus a further double bedroom and single bedroom to the rear and a family bathroom with shower over a panelled bath.

The photographs included within the marketing details are from 2025, prior to the property being let.

Interest & Reservations:

To reserve a property, a deposit of £2,000 will be required.

Location:

The property is located towards the end of Burwash High Street.

Burwash is a popular village located about 13 miles South of Tunbridge Wells and 16 miles North of Hastings in the High Weald Area of Outstanding Natural Beauty.

The village has retained many of its High Street facilities including two public houses, a tea/coffee shop, convenience store, a hairdressers, plus village

hall, doctor's surgery, churches, primary school and petrol station. The surrounding countryside is beautiful and offers lots of walking opportunities.

More comprehensive shopping facilities, including supermarkets, can be found at Heathfield (6.5 miles) and Hawkhurst (8 miles).

Stonegate station is about 2.6 miles from the property and Etchingham station is just 4 miles away. This train line runs to London Charing Cross and Cannon Street with services to London Bridge in just over 1 hour from Stonegate. There are bus services from Burwash to Heathfield and Uckfield.

Material Information:

Rother District Council. Council Tax Band C.

Mains Gas, electricity, water and sewerage.

Photo Voltaic Panels will assist to generate electricity. We are not aware of any safety issues or cladding issues. There is no asbestos at the property.

The property is located within the High Weald National Landscape and local conservation area.

The titles have easements and restrictions. We suggest you seek legal advice on the title.

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

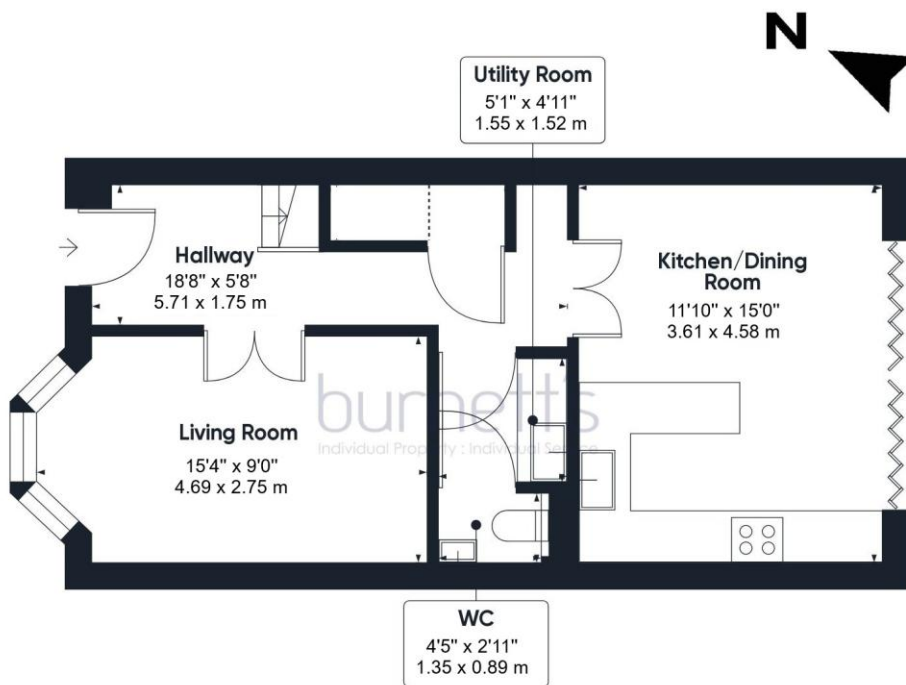
Broadband coverage: we are informed that Superfast broadband is available to the property

There is mobile coverage from various networks.

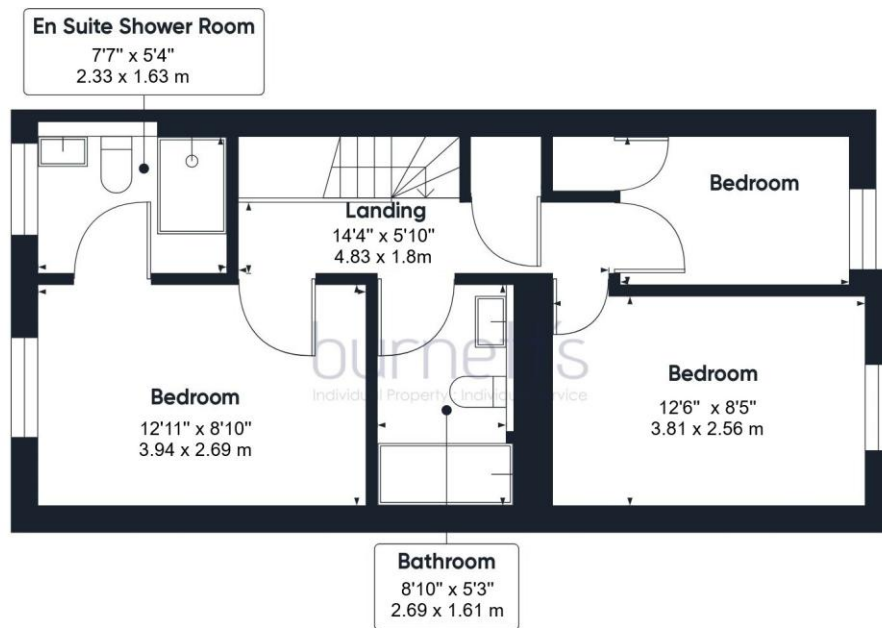
We are not aware of any mining operations in the vicinity.

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

The property does have step free access at the front, but there are steps to the parking at the rear.



Ground Floor



First Floor

Approximate total area⁽¹⁾

946 sq ft
87.95 sq m

Reduced headroom

8.4 sq ft
0.78 sq m

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A	97 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Wadhurst: 01892 782287

www.burnetts-ea.com

