



BROWNS OAK COTTAGE

Brickyard Lane, Burwash, East Sussex



FABULOUS HOME AND LOCATION FOR FAMILY LIFE WITH HORSES

This immaculately renovated and highly energy efficient detached country house offers almost eight acres, a small private lake and excellent equestrian facilities with extensive bridleway access, nestled in a desirable location in the heart of the High Weald.

			EPC
5	5	4	B
			

Local Authority: Rother District Council
Council Tax band: G
Tenure: Freehold

Services: Mains water and electricity. Air source heat pump & Polypipe underfloor heating. Private drainage (sewage treatment plant). Solar panels on roof of house & stables).
Burwash village 2 miles. Etchingham 3.5 miles (London Bridge from 64 minutes). Wadhurst 8 miles (London Bridge from 54 minutes). Tunbridge Wells 15 miles.

Postcode: TN19 7DL www.what3words.com/dusted.straw.balancing



FABULOUS RURAL SETTING, YET CLOSE TO AMENITIES

The property sits in a superb setting, within the High Weald National Landscape Area, with an array of bridle paths providing beautiful countryside hacking on your doorstep. The nearby thriving village of Burwash, well known for its tree-lined High Street and pretty period buildings, provides excellent amenities for everyday needs. A further range of facilities can be found at the larger centres of Heathfield, Battle, Wadhurst and Tunbridge Wells. Mainline rail services to London Bridge, Charing Cross and Cannon Street operate from Etchingham, Stonegate and Tunbridge Wells stations. There is a good choice of schools in the area, in both the state and private sectors, including Marlborough House Vinehall (Robertsbridge), Mayfield, St Ronan's (Hawkhurst), Holmewood House (Langton Green), Benenden School and Eastbourne College. Burwash also has its own small primary school, judged as Outstanding by Ofsted.



BEAUTIFULLY PRESENTED FAMILY SPACE

Browns Oak Cottage is a substantial detached five-bedroom country home that has been recently renovated by the current owners to an exceptional standard, combining elegant contemporary living with the charm and character expected of a rural property.

Internally, the house offers beautifully presented and versatile accommodation throughout, including an impressive open-plan kitchen, living and dining space arranged over split levels. There are also five well-proportioned bedrooms, one of which is on the ground floor. The property also offers the perfect space for relaxation and entertaining and includes a fabulous cinema room with bar. There is also a dedicated home office.

A further major benefit of the property are its excellent energy efficiency credentials with many features including solar panels, back-up batteries, air source heat pump, hot and cold water and rainwater storage tanks, entire house water filtration system and reverse osmosis filter for drinking water, electric vehicle charging point, sewage treatment plant and automatic drinking water troughs in the paddocks.





MODERN AND VERSATILE ACCOMMODATION

At the heart of the home is the stunning kitchen, thoughtfully designed and finished with high-end appliances, generous stone worktops and bespoke cabinetry. This space flows seamlessly into the oak-framed extension, where floor-to-ceiling glazing and bi-fold doors flood the room with natural light while framing panoramic views across the surrounding countryside. This area provides an exceptional setting for both everyday dining and entertaining. A short set of steps lead down to the principal living room, an equally bright and welcoming space with impressive ceiling heights and a grand fireplace that forms a striking focal point. One level below reveals a superbly appointed cinema room, complete with fitted bar and wine-rack cabinetry, creating an ideal environment for entertaining guests or relaxing in comfort.

The first floor provides a family bathroom and four generous bedrooms (three with en suite shower rooms). All bedrooms enjoy far-reaching views over the picturesque Wealden countryside, offering a peaceful retreat and a constant connection to the surrounding landscape. The fabulous principal bedroom benefits from an en suite bathroom and dressing room. There is a further bedroom on the ground floor, which also has an en suite bathroom and it's own door to the front.

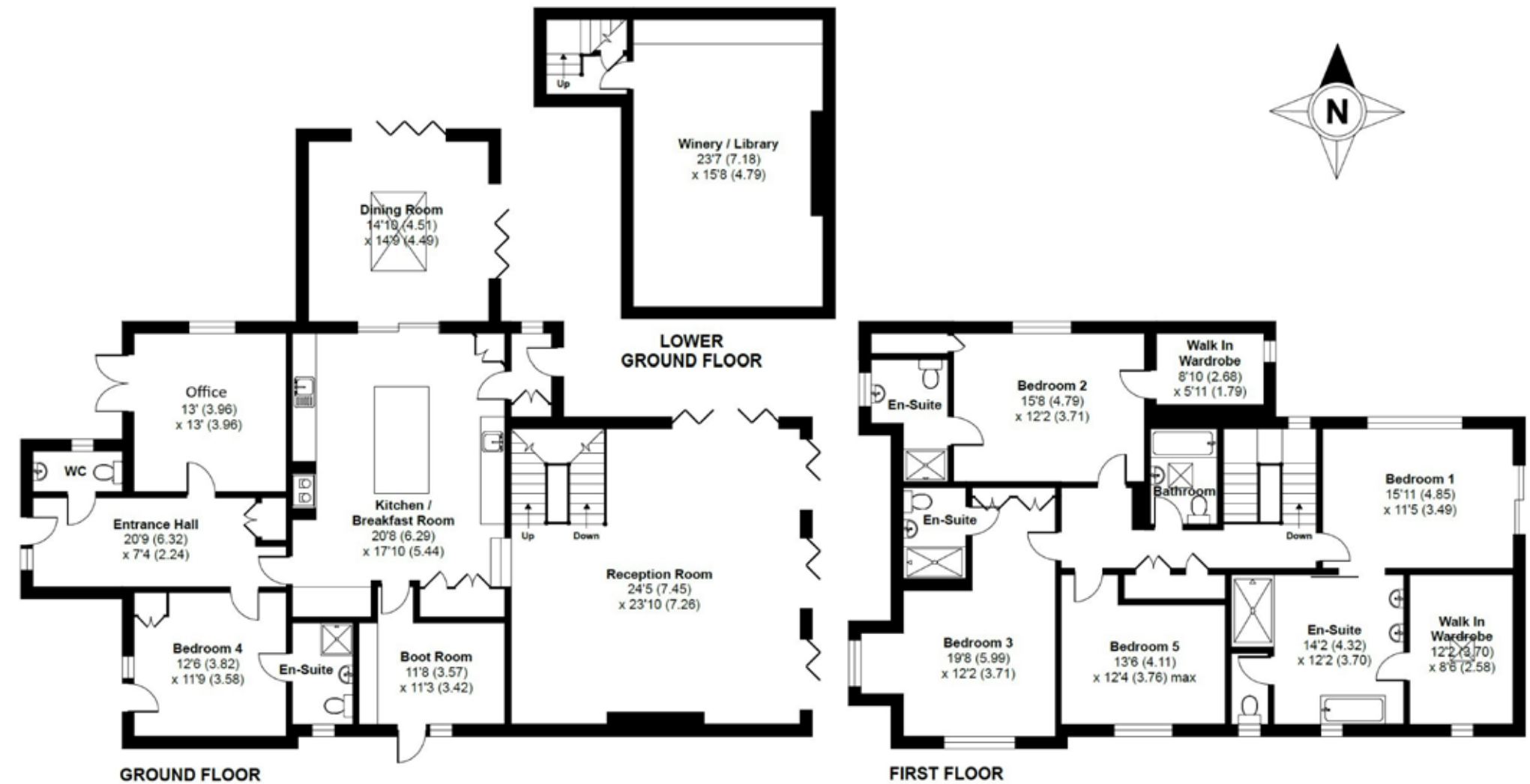




DELIGHTFUL GROUNDS ADJOINING OPEN COUNTRYSIDE

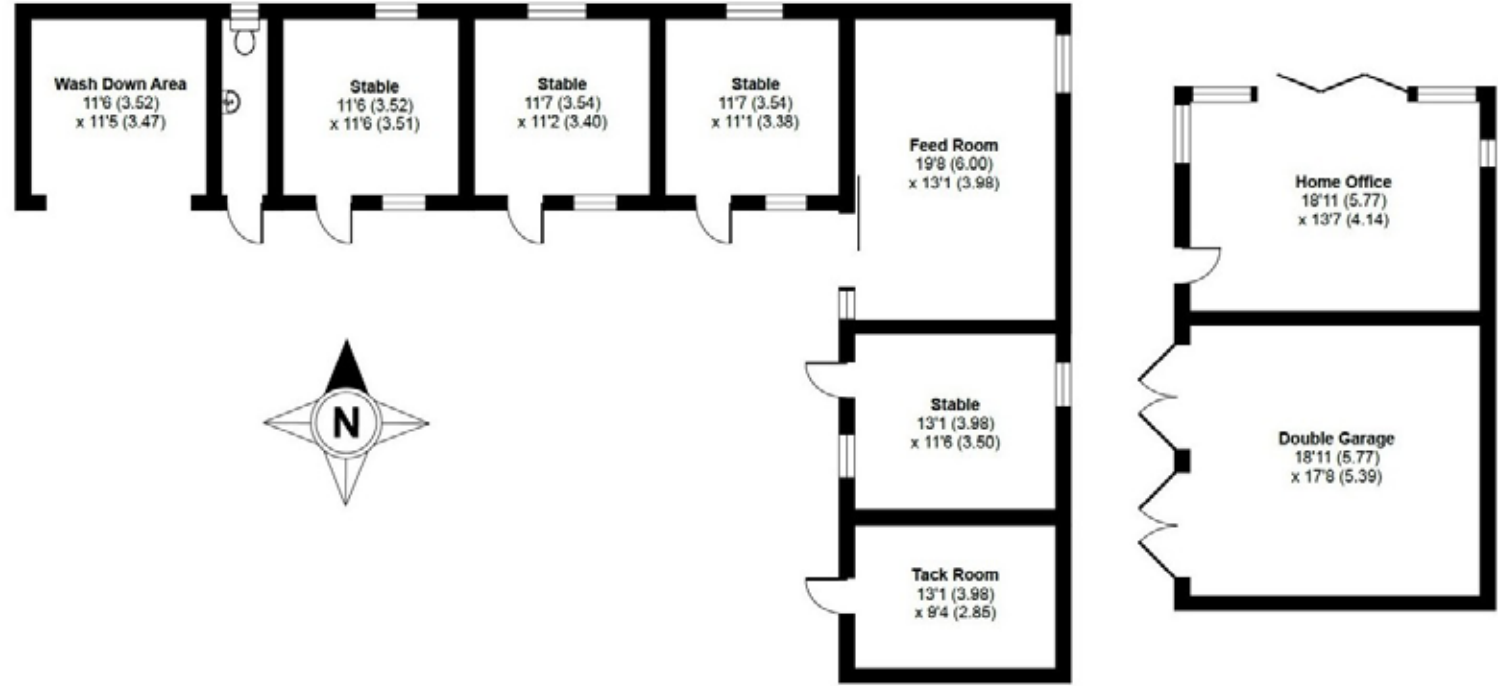
Outside, Browns Oak Cottage is equally impressive. The property is set within approximately eight acres of beautifully maintained grounds which include a stable block providing four stables, feed room, tack room and a horse solarium/wash down area with hot and cold water. There is also a triple garage, separate double garage, greenhouse and a charming oak framed outbuilding that houses a home office/studio/music room and an air-conditioned gym. The office in particular provides a tranquil working environment, overlooking a small private lake and the surrounding greenery. The grounds are thoughtfully arranged with the land divided into three well-managed paddocks, enclosed by traditional post-and-rail fencing, making the property ideally suited for equestrian use or those seeking a peaceful rural lifestyle with ample space and privacy. The property also benefits from easy access to extensive Wealden bridleways and footpaths. In all about 7.9 acres.





Approximate Gross Internal Area = House: 358.5 sq m / 3859 sq ft. Garage: 60.9 sq m / 656 sq ft.
Outbuildings: 178.1 sq m / 1917 sq ft. TOTAL: 597.5 sq m / 6432 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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