



Located in the picturesque village of Burwash, within a short walk of the local pubs, shops and primary school, is this characterful, Grade II listed terraced cottage, offering three bedrooms, bathroom, generous living room and kitchen, arranged over three floors. The cottage offers scope for updating and comes with a courtyard to the rear, plus separate lawned garden and garage en bloc. EPC: F

Guide Price: £300,000 Freehold



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# Bower Cottage

High Street, Burwash, TN19 7EH

Guide Price £300,000 Freehold

Bower Cottage is a Grade II listed mid-terrace cottage, believed to date back to the 17<sup>th</sup> Century, possibly earlier. It displays exposed timber framing and wood-framed lead light windows.

Steps lead up from the tree-lined High Street to the front door, which opens into a generous living room with high ceiling. There is a feature fireplace (blocked) and an abundance of exposed timbers in this room, which has a split level to the rear with staircase rising to the first floor. Two windows to the South-East facing front provide good natural light.

To the rear of the cottage is a kitchen fitted with white gloss wall and base units, stainless steel sink and drainer, undermount oven, four ring electric hob and space for a fridge freezer and dishwasher. It has tiled splashbacks, a part glazed door leading out to the rear courtyard and a secondary glazed window looking out over the same.

Arranged over the first floor is a double bedroom with built-in wardrobe and shelves, as well as access to the airing cupboard, a second, single bedroom and the bathroom, which is fitted with a white suite including panelled bath with electric shower over.

The third bedroom is located on the second floor, which has a skylight to the rear, high level dormer window to the front, eaves storage cupboards and exposed tie beams.

Immediately to the rear of the cottage is a brick laid courtyard garden. This is open to neighbouring gardens and there is side access to the High Street via the neighbouring property. The access path continues past another neighbouring property to a separate garden and small brick store belonging to this property. The garden is largely laid to lawn, with planted beds down one side, a paved patio area and a large Oak tree to the rear, where there is a child's fort. The garden backs on to the recreation ground.

Accessed down a side road next to one of the adjoining cottages are a row of garages, one of which comes with Bower Cottage.

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 displays a number of medieval buildings and 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 St Bartholomew's – a Grade II\* listed medieval church

that plays a central part in the community), and an "outstanding" primary school (Ofsted 2011). 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), accessible by bus, with the larger shopping centres of Tunbridge Wells and Eastbourne/Hastings being that little further away, but accessible in about 35 minutes.

Etchingham station is about 2.8 miles to the East and Stonegate station is about 3.8 miles to the North, both on the Hastings line to London Charing Cross and Cannon Street (Etchingham 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.

In addition to the local primary school, there are other primary options in surrounding villages. Nearby Robertsbridge (5 miles) and Wadhurst (6 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

Rother District Council. Tax Band E (rates may rise upon completion).

Mains electricity, water and sewerage. Electric storage and fan heaters.

The property is believed to be of brick and timber construction with half tile-hung elevations and tiled roof.

The neighbouring property has a flying freehold over a small area of the living room.

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

The property is located within the AONB, conservation area, archaeological notification area and article 4 area.

We are not aware of mining operations in the vicinity. The title has restrictions and easements, we suggest you seek legal advice on the title.

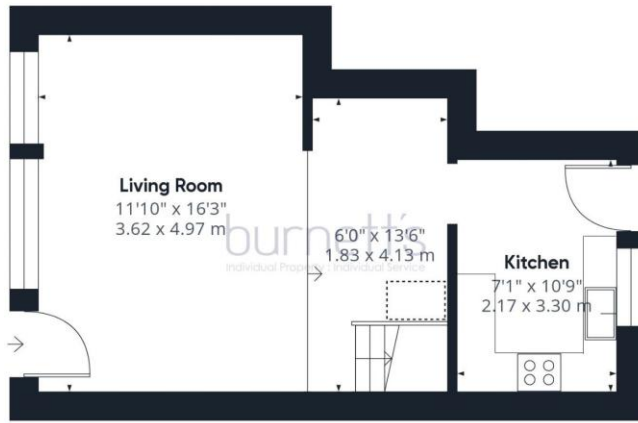
According to the Government Flood Risk website, there is a low risk of surface water flooding.

Broadband coverage: According to Ofcom, Ultrafast broadband is available to the property.

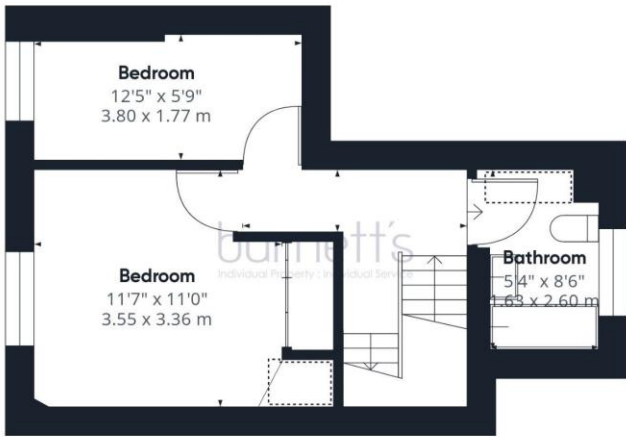
There is limited mobile coverage from some networks.

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

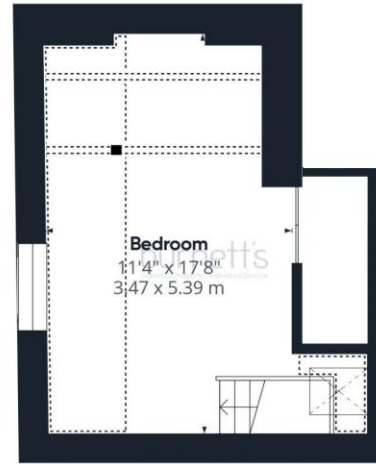
The property does not have step free access.



Ground Floor



First Floor



Second Floor



Approximate total area<sup>(1)</sup>  
858.3 ft<sup>2</sup>  
79.74 m<sup>2</sup>

Reduced headroom  
92.41 ft<sup>2</sup>  
8.59 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

