



A characterful property situated in the idyllic village of Burwash Weald. A wonderful semi-detached cottage offering comfort and charm. Featuring kitchen, living room, dining room, 3 bedrooms, en-suite, WC complete with front and rear gardens and parking. NO CHAIN. EPC Rating D
Offers in region of £375,000 Freehold

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6 Wealden Cottage

Heathfield Burwash Weald, Etchingham, TN19 7LA

Offers in region of £375,000 Freehold

Wealden Cottage is situated in the picturesque hamlet of Burwash Weald, providing a modern, semi-detached property, dating from around the early 2000s. The property enjoys three bedrooms, partly open-plan living accommodation downstairs, front and rear gardens and two allocated parking to the rear in a communal carpark.

One accesses the property via the covered external porch, into the hallway, providing access to a downstairs WC, storage cupboard and staircase to the first floor.

The hallway naturally leads one to the kitchen, which requires some modernisation, currently offering, wooden cabinets, white worktops and tiled splashback surrounds. An integrated oven/gas hob feature, with space for further appliances.

The dining room is accessed from the kitchen, and it is considered that the two rooms could easily become an open-plan space, enjoying patio doors to the garden, providing garden views and creating a brighter, larger area for entertaining.

The living rooms is accessed from both the hallway & dining room, with a window to the front and a modern wood burner on one wall.

Stairs lead up from the hallway, to a first floor landing. The bathroom is accessed via the landing, comprising a bath with shower attachment, pedestal sink, WC and window to rear.

Bedroom 1 offers a window to the rear and an en-suite plus storage cupboards for convenience.

Bedroom 2 welcomes views of the rear garden and built in storage.

Bedroom 3 offers one options to create an office, snug or child/guest bedroom. A window faces the rear of the cottage and a built-in cupboard.

The front garden has flower beds to screen from the front, and a path and steps to the front door, whilst the rear garden comprises a pathway to the rear parking area, shingle, raised beds and paved patio stones. One has ample space to enjoy potted plants and further creativity.

The communal carpark is accessible via the rear of the property and hosts two allocated parking spaces.

The property is located in the village of Burwash Weald, with a local pub, and the nearby village of Burwash providing 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 historic village has retained many of its High Street facilities including two public houses, a family run butcher's, a tea/coffee (and cake) shop, friendly Burwash Stores, hairdressers, plus village hall, doctor's surgery, churches, and a primary school.

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), with Tunbridge Wells and Eastbourne/Hastings accessible in about 35 minutes. Etchingham (about 3 miles) and Stonegate (about 3.6 miles) have stations on the Hastings line to London Charing Cross and Cannon Street (Etchingham to London Bridge in about 1hr 6mins). There are good road links to the local towns and A21, which in turn links to the M25 to the North and coast to the South.

Material information

Rother District Council. Council Tax Band D.

Mains Gas, electricity, water and sewerage.

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

The property is located within the High Weald AONB. According to the Government Flood Risk website, there is a very low risk of flooding.

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

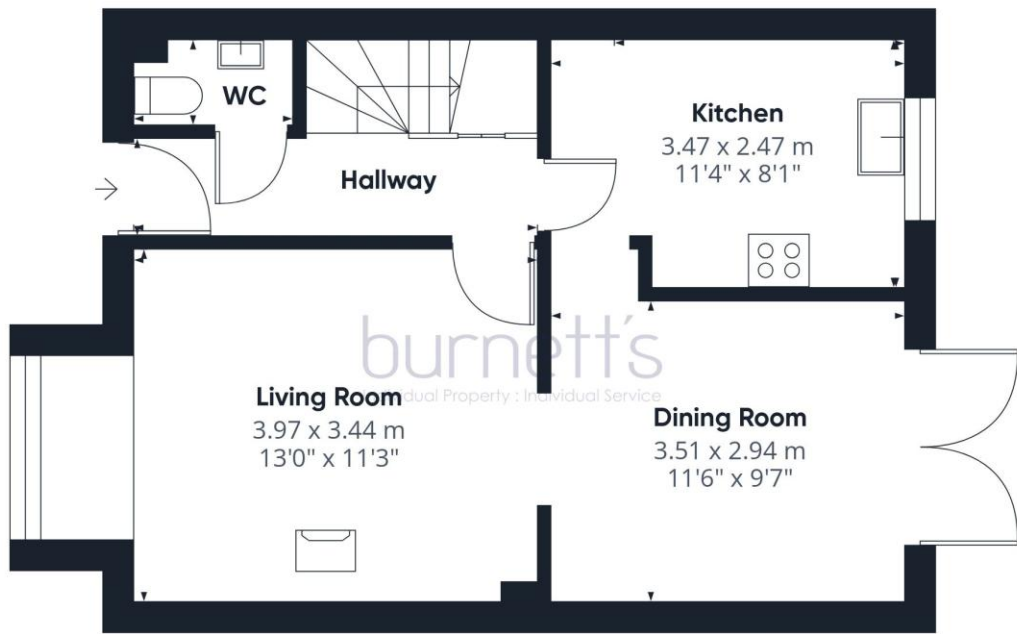
There is mobile coverage from various networks.

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

The title refers to easements we suggest you seek advice on the title.

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



Floor 1



6 Wealden Cottages Heathfield Road ETCHINGHAM TN19 7LA	Energy rating D	Valid until: 28 November 2035
		Certificate number: 2398-8126-8911-8507-6114

Property type	Semi-detached house
Total floor area	85 square metres

Mayfield: 01 435 874450

Wadhurst: 01 892 782287

www.burnetts-ea.com

