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# Burgh Hill, Etchingam

£750,000

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## Main Description

Positioned on a generous plot with gated access straight into Burgh Woods, this detached family home combines a peaceful setting with everyday convenience.

The ground floor provides flexible and well-planned accommodation. An L-shaped living and dining room features a fireplace, bay window and French doors opening onto the rear patio, creating a great space for both day-to-day living and entertaining. A separate reception room to the front can be used as a home office, snug or playroom. There is also a ground floor shower room and under-stairs storage for added convenience.

The kitchen is fitted with a range of units and integrated appliances, with space for dining if required. A good-sized utility room sits alongside, offering further storage, room for appliances and side access to the property.

Upstairs, there are four bedrooms. The main bedroom includes built-in wardrobes and a Juliet balcony. Two further double bedrooms overlook the rear garden, while a fourth bedroom to the front has fitted wardrobes. A shower room is also on this floor, and there is access to a spacious loft space.

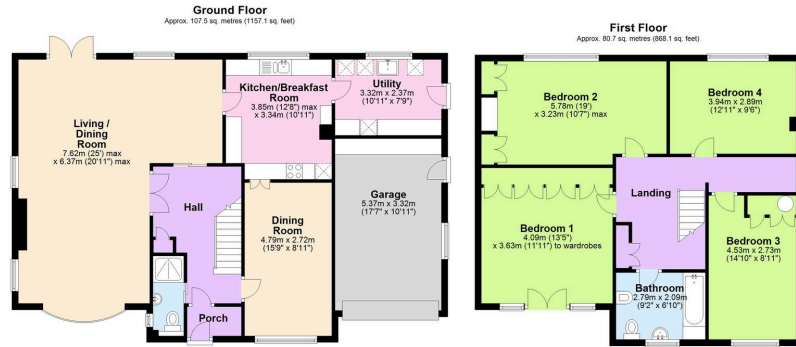
Outside, the rear garden is approximately 180 feet in length and is mainly laid to lawn with established shrubs and trees. There are also sheds and a greenhouse. A gate at the end of the garden opens directly into Burgh Woods, providing immediate access to countryside walks.

The property is served by a long driveway, garage and car port. Etchingam railway station is also just over a mile away, offering useful connections for commuters.

Overall, this is a well-balanced family home offering generous accommodation, a sizeable garden and the rare benefit of direct woodland access, all within easy reach of local amenities and transport links.



- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS 180FT REAR GARDEN
- DIRECT ACCESS INTO BURGH WOODS
- APPROX. 1 MILE FROM A TRAIN STATION
- WELL-PRESENTED ACCOMMODATION THROUGHOUT
- MAY BENEFIT FROM MODERNISATION
- EPC RATING D
- COUNCIL TAX BAND F



Total area: approx. 188.2 sq. metres (2025.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		