A beautifully presented, character, semi-detached, period cottage offering three bedrooms, a bathroom, two reception rooms, kitchen, utility room/WC and beautiful gardens including about a 150' West facing rear garden with vegetable patches, colourful flower beds and numerous fruit trees, all within a short distance of Burwash High Street. EPC: E

Guide Price £395,000 Freehold

burnett's

Individual Property : Individual Service

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Burnett's is a trading name for Burnetts Mayfield LLP (Reg. No. OC340979 VAT Registration No. 901009089) and Burnetts Wadhurst Ltd (Reg. No. 6122343 VAT Registration No 218919481)
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4 Bankside

Shrub Lane, Burwash, TN19 7BL

Guide Price £395,000 Freehold

4 Bankside is a charming period cottage, believed to date back to the turn of the 20th Century.

It has brick elevations under a clay tiled roof.

The character accommodation is arranged over three floors and includes two attractive reception rooms and three bedrooms.

There are feature fireplaces in both reception rooms and first floor bedrooms.

Several of the rooms have beautiful wooden floorboards.

The house has some original wooden sash windows and some double glazing.

The kitchen features wall and base units with granite worktops, a butler sink, stainless steel gas range cooker, integrated fridge freezer and dishwasher. The adjoining utility room cum WC has space for a washing machine.

The gardens are a particular feature of this property. The exceptional, fully established rear garden is around 150' (47m) in length and has several different "rooms" including a large and productive vegetable patch/kitchen garden and an orchard of fruit laden trees, as well as colourful flower beds and stretches of lawn. It is a gardener's dream. Immediately to the rear of the house is a patio area for seating/dining and there are also two garden sheds.

The house is set up on a bank, with steps leading up from the road, where there is unrestricted on road parking. To the front of the house is a further garden area planted with shrubs and a Lilac tree, with a path leading to the recessed front door. There is also access down the side of the house to the rear garden. This provides a lovely outlook from the front sitting room.

The property is located within a short distance of the amenities in Burwash (about a third of a mile). 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 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 a Grade II* listed medieval church that plays a central part in the community), and an "outstanding" primary school (Ofsted 2024). The surrounding countryside is beautiful and offers lots of walking opportunities.

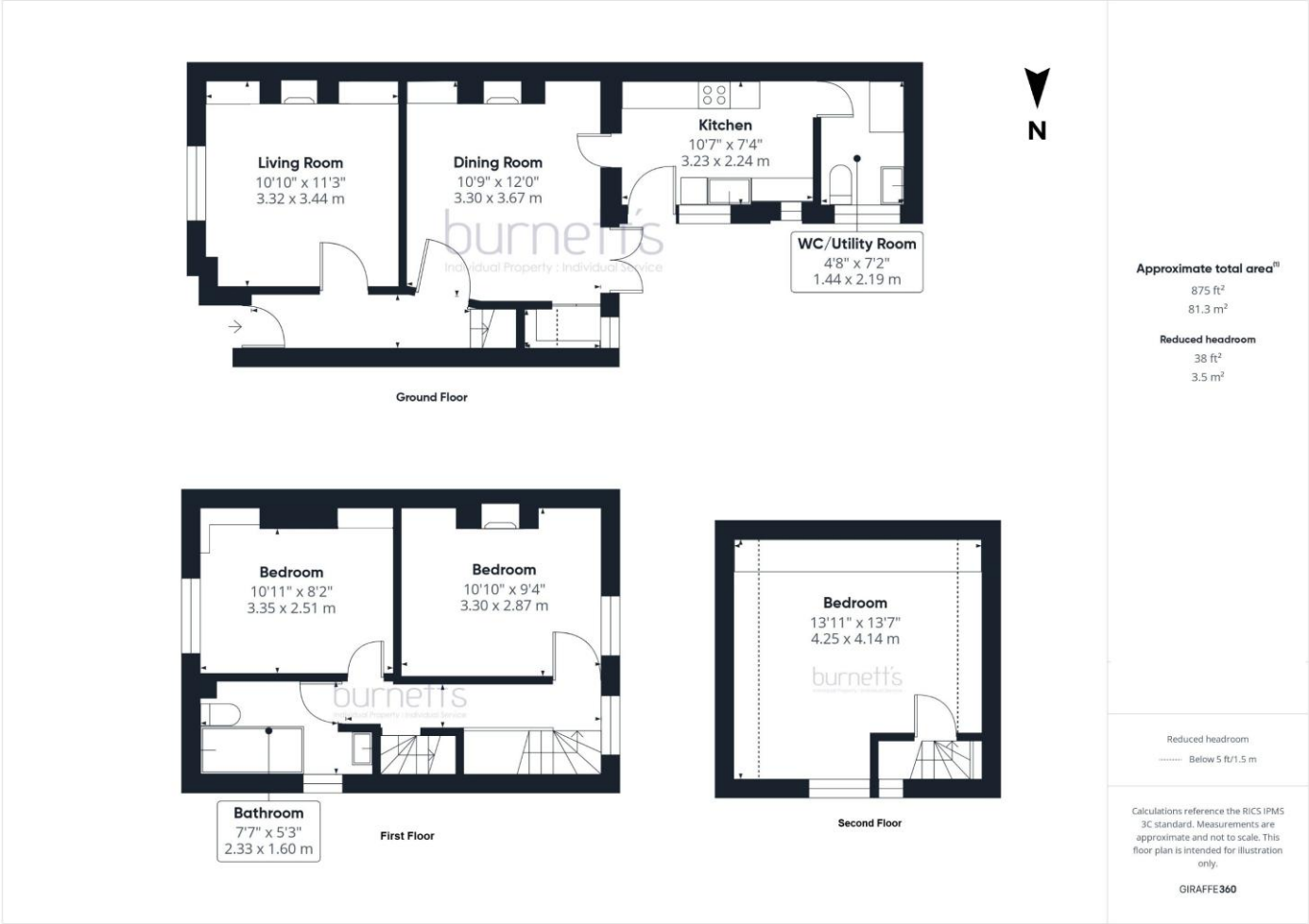
More comprehensive shopping facilities, including supermarkets, can be found at Heathfield (6.8 miles) and Hawkhurst (7.5 miles), with the larger shopping centres of Tunbridge Wells and Eastbourne/Hastings being that little further away, but accessible in about 35 minutes.

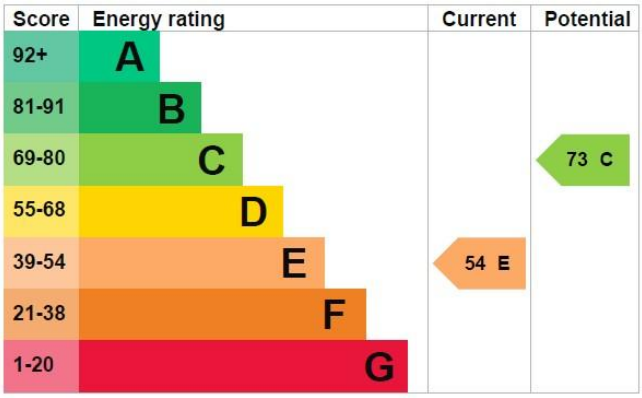
Etchingham station is about 2.5 miles to the East (accessible by bus) and Stonegate station is about 4.2 miles to the North-West, both on the Hastings line to London Charing Cross and Cannon Street (Etchingham to London Bridge in about 1hr 6mins).

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.

There are other primary school options in surrounding villages. Nearby Robertsbridge (4.9 miles) and Wadhurst (5.8 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:
Council Tax Band D (rates are not expected to rise upon completion).
Mains Gas, electricity, water and drainage.
The property is believed to be of brick construction with a clay tiled roof.
We are not aware of any safety issues or cladding issues. We are not aware of any asbestos at the property.
The property is located within the High Weald AONB and an article 4 area.
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 very low risk of flooding.
According to Ofcom, Ulltrafast Broadband is available to the property.
According to Ofcom Mobile Coverage is better outside than inside but there are various networks offering coverage.
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 not have step free access.


Living Room
10'10" x 11'3"
3.32 x 3.44 m
Dining Room
10'9" x 12'0"
3.30 x 3.67 m
Kitchen
10'7" x 7'4"
3.23 x 2.24 m
WC/Utility Room
4'8" x 7'2"
1.44 x 2.19 m
N
Ground Floor
Bedroom
10'11" x 8'2"
3.35 x 2.51 m
Bedroom
10'10" x 9'4"
3.30 x 2.87 m
Bathroom
7'7" x 5'3"
2.33 x 1.60 m
First Floor
Bedroom
13'11" x 13'7"
4.25 x 4.14 m
Second Floor
Approximate total area
875 ft²
81.3 m²
Reduced headroom
38 ft²
3.5 m²
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


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

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.