



**SHRUB LANE**

**BURWASH, ETCHINGHAM - £585,000**



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

18A Shrub Lane, Burwash, Etchingam  
TN19 7BW

**Reception Hall - Downstairs Shower/Cloakroom -  
Spacious Open Plan Kitchen/Living/Dining Room With  
Bi-Fold Doors - Ground Floor Bedroom - First Floor  
Landing - Three Further Bedrooms (Master Bedroom  
With En-Suite Washroom) - Family Bathroom -  
Landscaped Gardens - Gated Driveway With Parking  
Several Vehicles - EV Charge Point - Garden Games  
Room/Studio**

An attractive half tile hung detached four bedroom chalet-style home built in 2021. The accommodation features underfloor heating to the ground floor and offers versatile accommodation with one bedroom and shower room on the ground floor. The stunning open plan kitchen/living/dining room features a modern kitchen with integrated appliances, a wood burning stove in the living area and bi-fold doors opening out onto the beautifully landscaped garden with a number of substantial raised flower shrub beds. The gated driveway provides parking for a number of vehicles plus EV charge point and Burwash Village High Street is just a short stroll away. NO ONWARD CHAIN.

**RECEPTION HALL:**

Built-in cupboard with automatic light housing the gas-fired boiler and washing machine. Understairs storage cupboard. Wood effect flooring. Inset spotlights. Underfloor heating.

**OPEN PLAN KITCHEN/LIVING/DINING ROOM:**

**Kitchen Area:** Double glazed window overlooking the garden. Range of matching wall and base cupboards. Marble effect worktop with inset one and a half bowl sink. Inset six burner gas hob with filter hood above. Built-in double oven. Integrated fridge/freezer and dishwasher. Underfloor heating. Open into:

**Dining & Living Area:** Dual aspect with double glazed windows and bi-fold doors opening to the garden. Wood effect flooring. Wood burning stove. Inset spotlights. Underfloor heating.

**DOWNSTAIRS SHOWER/CLOAKROOM:**

Double glazed window. Large shower cubicle with thermostatic shower. Wash basin with cupboard under. WC with concealed cistern. Heated towel rail. Inset spotlights. Extractor fan.



**GROUND FLOOR BEDROOM:**

Double glazed window overlooking the garden. Wood effect flooring. Underfloor heating.

**FIRST FLOOR LANDING:**

Access to the loft. Inset spotlights. Radiator.

**BEDROOM:**

Dual aspect with double glazed windows overlooking the garden and countryside views between the trees. Radiator.

**EN-SUITE WASH ROOM:**

WC. Large wash basin with cupboards under. Heated towel rail. Inset spotlights. Extractor fan.

**BEDROOM:**

Double glazed window. Radiator.

**BEDROOM:**

Dual aspect with double glazed windows. Radiator.

**FAMILY BATHROOM:**

Panel enclosed bath with thermostatic shower over. Separate shower cubicle with thermostatic shower. Large wash basin with cupboards under. WC. Inset spotlights. Extractor fan.

**OUTSIDE:**

A long gated driveway leads up to further space for parking for several vehicles plus EV charge point. The gardens have been landscaped with paved patio areas and a number of raised well-stocked flower and shrub beds. Games Room/Studio with power and light, double glazed doors to the front and rear, wood effect flooring, inset spotlights. A further storage shed. Outside tap.

**SITUATION:**

The property is situated in the historic village of Burwash with links to Rudyard Kipling at Batemans plus local shops, primary school and pub. The market town of Heathfield is approximately 6 miles distant offering a wide range of shops, supermarkets and secondary school. Tunbridge Wells is approx. 14 miles distant and offers shopping, leisure facilities plus grammar schools. Coastal towns of Hastings and Eastbourne can be reached within approximately 30 and 45 minutes' drive respectively. Etchingham mainline station is a 5 minute drive away with services to Charing Cross.



**VIEWING:** By appointment with Wood & Pilcher 01435 862211

**TENURE:** Freehold

**COUNCIL TAX:** E

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker  
Mobile Phone Coverage search Ofcom checker  
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas-fired

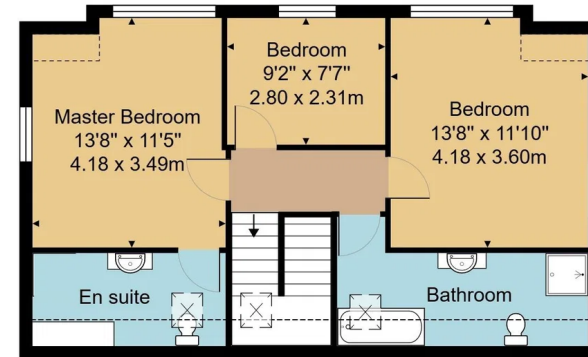
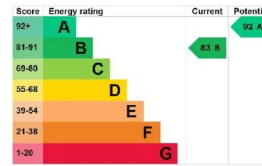
**AGENTS NOTE:**

We understand planning permission has been granted to build residential homes in the field to the northwest of Shrub Lane and accessed via Strand Meadow. Any enquiries should be raised with Rother District Council Planning Department.

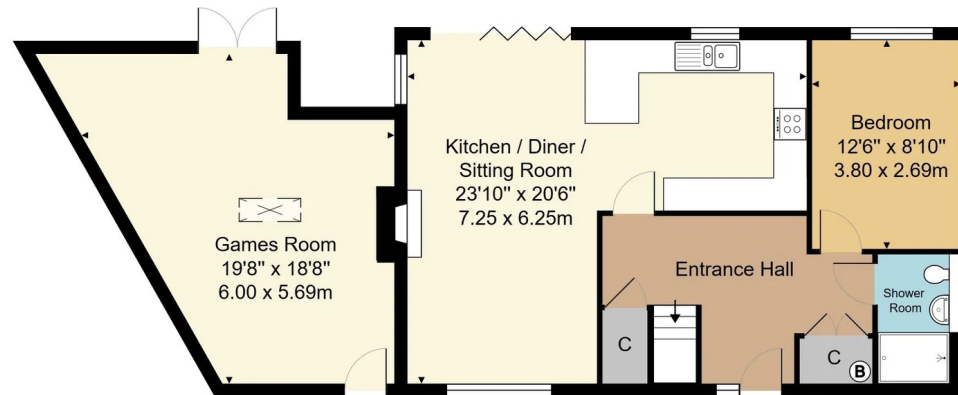
**ANTI MONEY LAUNDERING REQUIREMENTS:**

In accordance with HMRC current legal requirements, we are required to carry out AML (Anti Money Laundering) checks on all purchasers once any offer has been accepted. A non refundable administration fee of £30 + VAT (£36) will apply for each prospective purchaser. Satisfactory AML results and evidence of funds and/or a mortgage AIP are required before any offer can be formally accepted and memorandum of sale issued.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



**First Floor**



**Ground Floor**

Approx. Gross Internal Area 1617 ft<sup>2</sup> ... 150.2 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



27 High Street, Heathfield,  
East Sussex, TN21 8JR  
**Tel: 01435 862211**

Email: [heathfield@woodandpilcher.co.uk](mailto:heathfield@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)

