



Peter
Buswell
Independent Family Estate Agents

Semi Rural Location in Burwash

£750,000

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Description

A superb four bedroom detached family house with generous accommodation throughout providing two reception rooms, a conservatory, a fitted kitchen and utility room. Three large double bedrooms upstairs one with an ensuite and a fourth bedroom/study on the ground floor. The private rear garden enjoys views over the adjoining open fields and accommodates a large timber workshop. The driveway to the front offers ample parking and leads to the single garage.

Location

With a population of just over 2,500, the Parish of Burwash lies 42 miles south east of central London, and 15 miles north of Hastings and Bexhill. Burwash itself is perhaps best known for its association with Rudyard Kipling who lived at Bateman's, a handsome ironmasters house less than half a mile from the village, and now one of the National Trust's most popular visitor attractions in southern England.

Etchingham main line station is only 2 miles away with the London to Hastings line. The A21 is just 4 miles away which is the major road link between London, Sevenoaks and Hastings. Burwash is an excellent base for trips to London and the coast, and for visiting the numerous famous gardens, castles, historic houses, towns and villages that abound in this beautiful part of southern England.

Burwash is a thriving rural community with many attractions for visitors, good shops, post office, pubs, great places to stay, and a host of well supported clubs and societies.

Education opportunities exist within the area in both the private and state sector, at all levels. These include Burwash and Etchingham primary schools, Vine Hall pre prep and prep school at Robertsbridge, Battle Abbey and Claremont Prep and Senior school.





- DETACHED THREE/FOUR BEDROOM HOUSE
- LIVING ROOM
- FITTED KITCHEN AND SEPARATE UTILITY ROOM
- PRIVATE REAR GARDEN ADJOINING OPEN FIELDS
- EPC RATING D
- GENEROUS LIVING SPACE THROUGHOUT
- DINING ROOM WITH FRENCH DOORS TO THE CONSERVATORY
- FAMILY BATHROOM & ENSUITE TO THE MAIN BEDROOM
- SEMI RURAL LOCATION IN BURWASH
- COUNCIL TAX BAND E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		