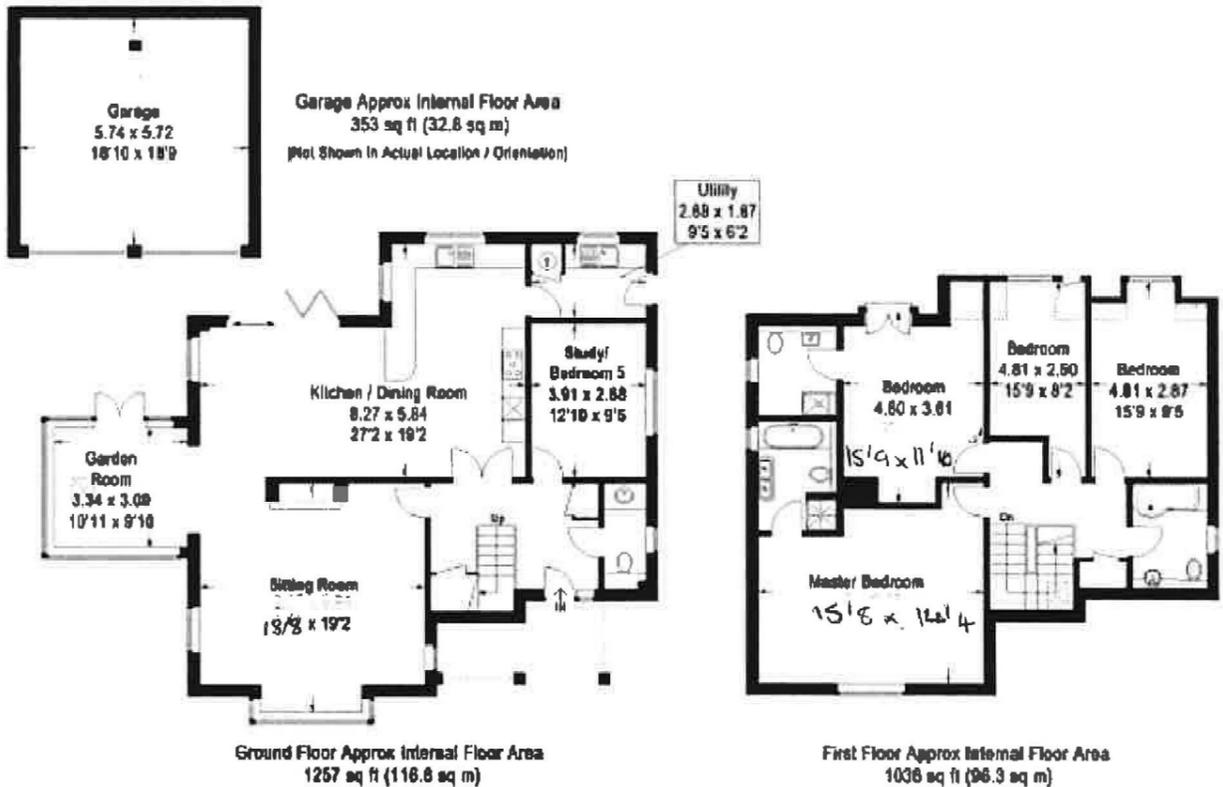




**NEWLANDS DRIVE, BURWASH WEALD, TN21 7FB £800,000**

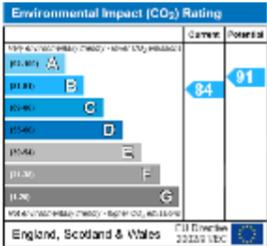
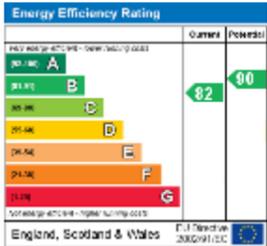


**Needle View, Heathfield Road, Burwash Weald**

Not To Scale.  
Wherever attempt is made to ensure accuracy of the floor plan measurements, measurements of every room and room are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for information purposes only as determined by the RICS Code of Measuring Practice and should be used as a guide only. The services, equipment and appliances shown are approximate and not tested and no warranty is made as to their operating ability or efficiency. Do not rely on these details.



- Immaculate 4/5 Bedroom Detached House**
- Kitchen/Breakfast Room**
- Sitting Room with wood burner**
- Garden Room**
- 2 En-Suites and further Bathroom**
- Downstairs Cloakroom**
- Detached Double Garage**
- Driveway and Gardens**
- Sought-after Village Location**



PLEASE NOTE: These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the Agents then a request should be made and specific written confirmation can be provided. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances remaining have not been tested and no warranty can be given or implied as to their working condition. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific and requested written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.  
Tel: 01435 868020. Fax: 01435 864441. [www.westwoodsestateagents.co.uk](http://www.westwoodsestateagents.co.uk)

A light, spacious and immaculate detached house built approx. 3 years ago with accommodation comprising entrance hall, cloakroom, kitchen/dining room, sitting room, garden room, utility room, study/bedroom 5, 4 double bedrooms, 2 with en-suites and a family bathroom. Outside the gardens and grounds surround the property and there is a large detached double garage. The property benefits from double glazing throughout and an Ecodan air sourced central heating system with individually zoned underfloor heating on the ground floor.

Council Tax Band G - 2018/2019 £3,093.47

#### SERVICES

Air source central heating

Mains drainage

Situated in an exclusive cul-de-sac of just three properties in the centre of the sought-after village of Burwash Weald and backing onto farmland. The village of Burwash with its range of shops and amenities catering for most day to day needs is about 2 miles away. The market town of Heathfield with more extensive shopping and banking facilities is about 4 miles away. Burwash has a well regarded primary school and there is primary and secondary schooling available in Heathfield. More extensive shopping and leisure facilities can be found at Tunbridge Wells which is about 10 miles away.

The coast at Eastbourne is about 15 miles away.

Mainline railway stations are at Etchingham and Stonegate both of which are about an 8 minute drive away and have regular services to London in just over an hour on the Charing Cross/Cannon St. line.

**LARGE STORM PORCH** With security lighting and hardwood front door to the entrance hall.

**ENTRANCE HALLWAY** Turned staircase to the first floor, cloaks hanging cupboard.

**CLOAKROOM** White suite comprising concealed cistern W.C., vanity unit with wash basin and drawer below, window to the side.

**KITCHEN** 27'02" x 19'02" (including the dining room) A very spacious room with ample wall and base units, pan drawers and cupboards with granite worksurfaces over, inset twin bowl sink and mixer tap, Neff Ceran hob with extractor over, eye-level built-in Neff double oven, integrated full height fridge/freezer and integrated dishwasher, window to the rear, open plan to the dining room.

**DINING ROOM** Triple bi-fold doors to the rear garden.

**UTILITY ROOM** 9'05" x 6'02" Modern wall and base units with complementary worksurfaces over, sink and drainer unit, cupboard housing Ecodan boiler and further cupboard housing pressurised hot water cylinder, window to the rear and door to the side.

**SITTING ROOM** 19'02" x 18'08" A light and spacious triple aspect room with large square bay, feature fireplace of York stone hearth with oak bressumer beam over and housing the Stockton wood burning stove.

**GARDEN ROOM** 10'11" x 9'10" A light, triple aspect room with double French doors to the rear garden.

**STUDY/BEDROOM 5** 12'10" x 9'05" Window to the side.





**FIRST FLOOR LANDING** Velux window to the front, hatch to loft space.  
**MASTER BEDROOM** 15'08" x 14'04" (plus large door recess) Newly installed triple wardrobe with hanging rails and shelving, window to the front.  
**EN-SUITE BATHROOM** Modern white suite comprising large vanity unit with twin bowl wash basins and cupboards beneath, low level W.C., twin ended bath with central mixer tap and hand-held shower, fully tiled plumbed-in Aqualisa shower cubicle with waterfall and hand-held spray, ladder towel rail, window to the side.  
**BEDROOM 2** 15'09" x 11'10" Built-in wardrobe cupboard, twin glazed doors to glazed Juliet balcony, views across the neighbouring countryside.  
**EN-SUITE SHOWER ROOM** White suite comprising tiled shower cubicle with waterfall and hand-held sprays, low level W.C., wash basin with cupboard below, window to the side.  
**BEDROOM 3** 15'09" x 9'05" Window to the rear with countryside views.  
**BEDROOM 4** 15'09" x 8'02" Window to the rear with countryside views.  
**FAMILY BATHROOM** White suite comprising 'P' bath/shower with glazed screen and plumbed-in shower unit, low level W.C., wash basin with cupboard below, ladder towel rail, window to the side.  
**DRIVEWAY AND GARAGE** A wooden five bar gate leads to the shingle driveway providing parking and turning space for a number of vehicles. Large, detached double garage with electric up and over doors.  
**GARDENS** Beautifully landscaped gardens surround the property with large areas of lawn, substantial raised flower beds, corner seating area, extensive India Stone paving and patio seating area, ornamental pond.



