

For Sale

Vicarage Road, Burwash Common, TN19 7LS



Offers in Excess of £499,950

4 bedroom Detached

- ✓ Immaculate "Wealden" style Detached Home
- ✓ 4/5 Double Bedrooms
- ✓ Kitchen/Dining Room
- ✓ Sitting Room with woodburning stove
- ✓ Front and Rear Gardens
- ✓ Parking for 4/5 vehicles
- ✓ Gas Central Heating and Double Glazing



Description

An absolutely immaculate detached family home which has been refurbished and decorated to an extremely high standard, in the extremely sought-after village of Burwash Common. Accommodation comprising reception hall, cloakroom, kitchen/breakfast room, utility room, study/bedroom 5, sitting room, master bedroom with en-suite bathroom, 2nd bedroom with en-suite shower room, two further double bedrooms, family bathroom, front and rear gardens, driveway providing off-road parking for 4/5 vehicles. Views across the Rother Valley and Burwash Common playing fields. The property also benefits from gas central heating and UPVC double glazing. INTERNAL VIEWING IS HIGHLY RECOMMENDED.

Location

Located in the hamlet of Burwash Common within a five minute drive of both Etchingham and Stonegate rail stations with services to London in just over an hour. The attractive village of Burwash is only a couple of miles away with its tree lined High Street offering a variety of shopping facilities. The towns of Battle and Heathfield are both within a 20 minute drive with supermarkets and banking facilities. The area is very well served with both state and public sector schooling and is within the catchment areas for the highly regarded Burwash Primary School and Heathfield Community College.

Ground Floor

Reception Hall - Part-glazed UPVC front door with part-glazed panels to either side leading to the hallway, new oak floor, large understairs cupboard, turned staircase rising to the first floor.

Cloakroom - White suite comprising low level W.C., pedestal wash handbasin, obscure window to side, shaver point.

Kitchen/Dining Room - 21'04" x 12'01" Range of bespoke oak units with "Silastone" granite-style worksurfaces, carved inset sink unit, built-in dishwasher, 2 under-counter fridges, built-in electric hob and double oven with extractor over, oak floor, ample power points, large built-in larder cupboard. Double French doors to the raised decking and rear garden, double doors through to the sitting room, views across the Rother valley. Gas point available in the kitchen.

Utility Room - 13'02" x 7'07" Extensive range of matching cupboards with worksurfaces over, single sink unit, spaces for fridge/freezer and tumble dryer, space and plumbing for washing machine, back door to side.

Sitting Room - 18'10" x 12'01" A light and spacious double aspect room with far-reaching views, raised contemporary hearth with woodburning stove, wooden mantle over, double doors to the



kitchen/dining room.

Study/Bedroom 5 - 13'09" x 13' Range of bookshelves, desk and cupboard units to two walls, double French doors to outside raised decked area leading to the rear garden, far-reaching views over the Rother Valley.

First Floor

Landing - Spacious landing with access to loft, via ladder, housing gas-fired Worcester/Bosch combi boiler.

Master Bedroom - 16' x 10'09" Two built-in double wardrobe cupboards, views, door to en-suite bathroom.

En-suite Bathroom - White suite comprising feature panelled bath with central mixer tap and hand shower attachment, low level W.C., wash basin, bidet, power shower cubicle, heated towel rail, part-tiled walls, Amtico flooring, two built-in cupboards.

Bedroom 2 - 14'06" x 12'01" Built-in cupboard with shelving, double built-in wardrobe, door to en-suite shower room, views.

En-suite Shower Room - Double shower cubicle, corner wash basin vanity unit, low level W.C., heated towel rail, fully tiled walls, tiled floor, extractor fan.

Bedroom 3 - 12'09" x 11'10" Built-in double wardrobe cupboard.

Bedroom 4 - 10'10" x 9'07" Built-in wardrobe cupboard.

Family Bathroom - Large bathroom with white suite comprising round-end panelled bath with Aqualisa shower unit over, glazed shower door, low level W.C., bidet, wash handbasin, heated towel rail, part-tiled walls.

Exterior

Front Garden and Driveway - Low maintenance and professionally landscaped front garden with specimen shrubs and bushes, access to the rear garden, gravelled driveway providing parking for 4/5 vehicles.

Rear Garden - Mainly laid to lawn and securely fence enclosed, variety of flowering shrubs and bushes, large decked seating area with steps down to lawn, paved patio seating area, large storage area under the raised deck with space for numerous garden sheds, log stores etc., access on both side of the property to the front.

Disclaimer: We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the



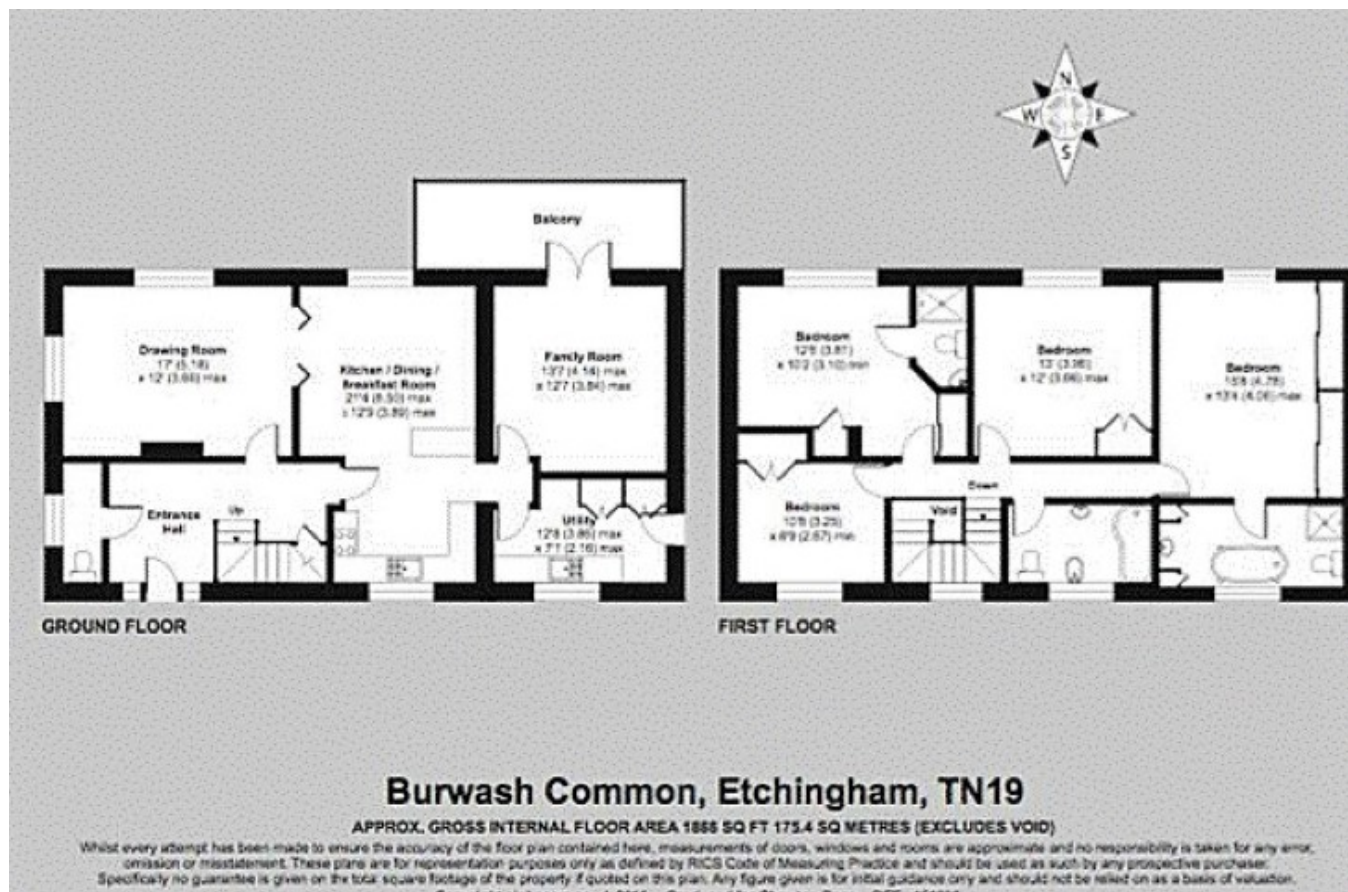
measurements given are approximate.



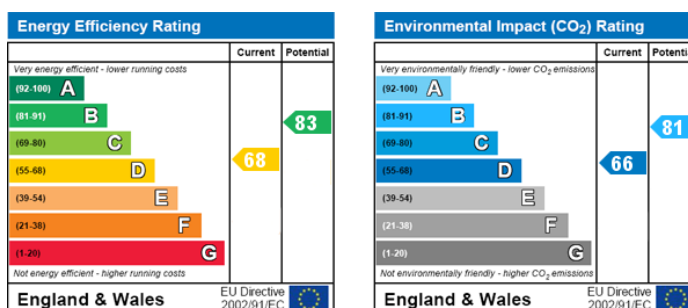




Floorplans



Energy Efficiency and Environmental Impact



Additional Information

Council Tax Band F - 2017/2018 £2,537.98