

**To Rent**

**Heathfield Road, Burwash Common, Burwash Common, TN19 7NB**



**£1,900**

### **3 bedroom Detached**

- ✓ RARELY AVAILABLE
- ✓ Detached country cottage
- ✓ 3 Bedrooms
- ✓ Completely refurbished
- ✓ Bathroom, Cloakroom and shower room
- ✓ Large garden
- ✓ Plenty of parking
- ✓ Quiet location



## Description

A beautiful, detached cottage originally dating from the 16th Century. In recent years it has been totally and sympathetically, refurbished to a very high standard. The cottage offers spacious, characterful living whilst benefitting from gas central heating and double glazing. There are 3 bedrooms - two of which are large doubles and the third is a good sized single. The cottage is surrounded by large gardens, has spectacular views and is situated in a quiet location.

## Location

In a quiet no through lane off of the Heathfield Road in Burwash Common. About 5 minutes drive to the mainline station at Stonegate with trains to London in just over an hour.

## Ground Floor

**Hallway** - From the driveway there is an entrance door into the hallway. With oak flooring and a large understairs storage cupboard. Doors into the kitchen and lounge, diner.

**Lounge** - 28'5" x 10'6" beamed ceiling. Woodburning stove. Door to garden

**Kitchen** - 13'11" x 10'11". Beautifully fitted with a range of cupboards and wooden worksurfaces, Belfast sink. Range cooker. Built in dishwasher. American style fridge freezer( Left for the tenants use ) .Washing machine ( again left for the tenants use). Central island unit. Door to side .

**Bathroom** - Suite with WC, wash basin and bath bath with shower attachment over.

## First Floor

**Landing** - Stairs from the hall to landing with airing cupboard

**Bedroom 1** - 15'11" x 10'6". Vaulted ceiling,. Two built in wardrobe cupboards. Far reaching views.

**Bedroom 2** - 16'6"x 10'9" . Overlooking the garden.

**Bedroom 3** - 10'8" x 8'5"

**Cloakroom** - With WC and basin.

**Shower room** - Fully tiled shower cubicle with plumbed in shower.

## Exterior

**Driveway and gardens.** - The driveway is approached through double





opening wooden gates into a large driveway with parking for numerous vehicles.

The gardens surround the cottage. Immediately behind the kitchen is a good sized patio. The gardens are mainly laid to lawn with two raised flower beds. The gardens are on two levels. The upper accessed by a few steps. This area of garden has particularly lovely, countryside views . There is outside power and an outside tap.

**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.







## Energy Efficiency and Environmental Impact

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional Information

Septic tank drainage emptied by the landlord annually.