



CEDAR HOUSE

Straight Mile, Etchingham, East Sussex, TN19 7BA



A DETACHED AND WELL PRESENTED 5 BEDROOM FAMILY HOME WITH ATTRACTIVE SOUTH-FACING GARDEN AND LOVELY VIEWS OVER THE DUDWELL VALLEY

Entrance Hall ♦ Drawing Room ♦ Sitting Room
Dining Room ♦ Study ♦ Kitchen/Breakfast Room
Utility Room ♦ Boot Room ♦ Cloakroom

Master Bedroom with En Suite Bathroom and Balcony ♦ Four Further Bedrooms ♦ Two Bath/ Shower Rooms (One En Suite)

Attractive South-Facing Garden and Terrace
Orchard ♦ Two Garden Stores ♦ Greenhouse
Off Road Parking ♦ Double Garage

DESCRIPTION

Cedar House is a charming detached family home benefitting from light and airy family accommodation and attractive gently sloping south-facing gardens with wonderful views over the Dudwell Valley. The property is situated within a High Weald Area of Natural Beauty, just over 1 mile equidistant from the popular villages of Etchingham and Burwash with their range of shops and amenities, the former having a mainline station with frequent services to London. Points of note include:

- ♦ Light and airy internal accommodation, oak flooring to the majority of ground floor rooms, wood-burning stove to the drawing and sitting rooms, multi paned sealed unit double glazed windows, recessed down-lighters.
- ♦ Three attractive reception rooms comprise a well-proportioned drawing room, an interconnecting dining room with French doors to the south elevation affording lovely views and direct access to the terrace and a dual aspect sitting room with fitted book shelving.
- ♦ The excellent kitchen/breakfast room enjoys a triple aspect



and is fitted with an extensive range of cupboards with granite work surfaces. Appliances comprise a Falcon range cooker, microwave oven, integrated dishwasher and fridge/freezer. French doors open to the terrace.

♦ On the first floor there are five bedrooms and three well-appointed bath/shower rooms (two being en suite). Several of the bedrooms have fitted wardrobe cupboards and the master bedroom has access to a south-facing balcony with lovely views.

♦ Outside timber gates open to a substantial parking area, with off road parking for a number of cars and access to the double garaging via an electric door.

♦ The attractive gardens feature mature hedging to the majority of the boundary and surround the house. There is a substantial paved terrace, gently sloping lawns and varieties of shrubs and mature trees, an evergreen hedge divides the garden and there is an area of orchard with plum and apple trees and fruit cages.

♦ There are two garden stores ideal for housing various garden implements and a greenhouse.

SITUATION

Shopping and Amenities: The villages of Etchingham and Burwash benefit from a range of excellent local amenities including a general store, post office and newsagent, butchers, together with the popular village primary schools and the National Trust property Batemans, home to Rudyard Kipling.

Mainline rail services: Fast and frequent services to London can be found at Stonegate and Etchingham. Eurostar trains run from Ashford International with a high speed train service from Ashford to London St Pancras in about 37 minutes.

Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8, providing links to Gatwick and Heathrow airports, other motorways, the Channel Tunnel terminus and the south coast.

ADDITIONAL INFORMATION

Outgoings: Rother District Council - 01424 787000 Tax band G

Services: Oil fired central heating via radiators. Mains electricity, water and drainage.

Directions: From the A21 heading south from Tunbridge Wells turn right onto A265 from Hurst Green towards Lewes and Etchingham. Proceed out of Etchingham village and the entrance to Cedar House will be found on the left hand side as indicated by a Savills for sale board.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.

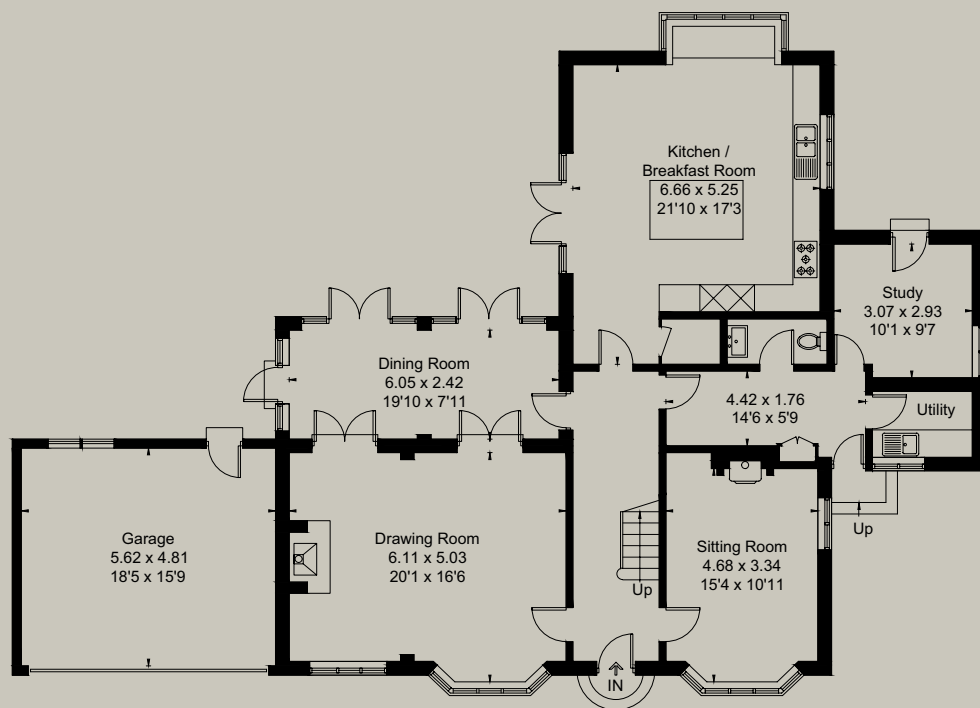


FLOOR PLANS

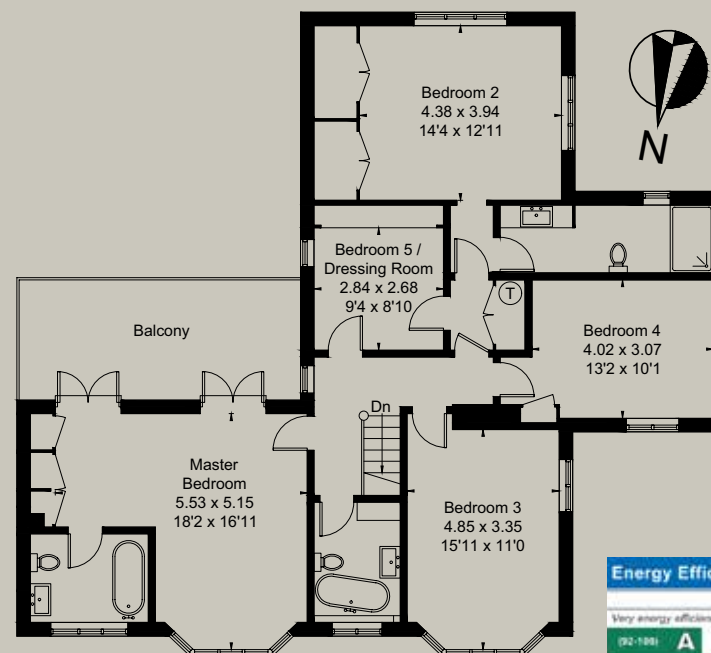
Gross Internal Area (approx) = 257.3 sq m / 2770 sq ft

Garage = 26.9 sq m / 289 sq ft

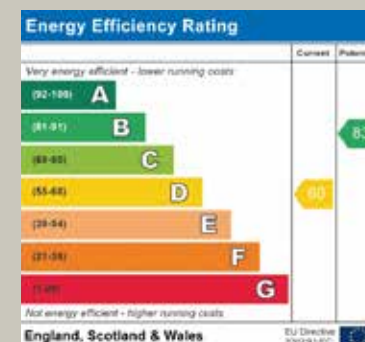
Total = 284.2 sq m / 3059 sq ft



Ground Floor



First Floor



SAVILLS CRANBROOK

53/55 High Street,
Cranbrook, TN17 3EE
cranbrook@savills.com
01580 720161

savills.co.uk

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