



Attractive detached period family home with over ten acres

Sellars Brook, Spring Lane, Burwash, Etchingham , East Sussex, TN19 7HU

Freehold

Guide: £1,250,000

savills



In total about 10.56 acres

Hall • Double Reception Room • Conservatory • Kitchen/
Breakfast Room • Utility Area • Four Bedrooms • Bathroom
• Shower Room

Attractive Well Established Gardens and Woodland with Ponds
• Double Garage • Office/Studio and Workshop • Wood Store
• Two Fields

Description

Situated about 0.5 of a mile from the pretty village of Burwash is Sellars Brook, a detached well presented family home, understood to date originally from the late 19th century with later additions. The property benefits from attractive, well established gardens together with an air source heated swimming pool, a detached studio/home office, garaging, ample parking and delightful woodland and fields, in all amounting to over 10.5 acres.

The internal accommodation offers flexibility and currently features a well proportioned double reception room, divided by a fireplace with Morso Squirrel wood burning stove and two sets of French doors opening to a terrace. A southerly facing conservatory, also with doors to the terrace, has been added by the current owners.

The light and airy kitchen/ breakfast room has an extensive range of modern cupboards, a wall mounted oven, combi oven, induction hob, extractor fan and dishwasher with space for a fridge/freezer.

French doors open to the terrace and garden beyond. A utility area off the kitchen has space for white goods.

There is a principal bedroom on the ground floor with wall to wall cupboards and a further bedroom four/ study. These bedrooms are served by a modern bathroom fitted by HKS Interiors of Heathfield with electric underfloor heating. On the first floor are two further bedrooms and a shower room fitted with Villeroy & Boch sanitary ware.

Sellars Brook is approached via double wooden gates leading to a generous area of parking. There is a secondary drive to the north of the house and a five bar gate gives access to part of the garden and through to the field.

The gardens are very well established, with terraced areas, specimen trees and natural ponds. Cherry and eucalyptus trees divide the garden and fields to the south west and there are two separate areas of native woodland to the south and northwest of the property, providing a haven for wildlife.



Situation

This popular village of Burwash benefits from a range of excellent local amenities including a general store with post office, butchers, florist, several public houses, a highly regarded primary school with an "Outstanding" Ofsted report, playing fields and medical centre. The area is superb for cycling and walking with a network of footpaths and the National Trust property, Batemans, former home to Rudyard Kipling is very nearby.

More extensive shopping and leisure amenities can be found in Heathfield and the historic town of Battle. Tunbridge Wells, with its period architecture, excellent shopping centre and extensive retail park is about 14.5 miles away.

Mainline rail services: Stonegate (about 3.1 miles) and Etchingam (about 3.3 miles) have journey times to London Bridge in 1 hour 5 mins and London Charing Cross in 1 hour 16 mins.

Excellent educational opportunities can be found in the area at both primary and secondary levels, in the private and state sectors. These include primary schools in Burwash, Etchingam and Stonegate. Preparatory schools include Saint Ronans, Vinehall and Marlborough House. Senior schools include Benenden School, Battle Abbey, St Leonards Mayfield, Heathfield and Wadhurst Community colleges and further afield there are schools in Eastbourne, Tunbridge Wells, Tonbridge and Sevenoaks.

Leisure/sporting facilities include a number of premium quality golf courses; Rye, East Sussex National, Dale Hill and The Nevill.

Sailing, fishing, riding, walking and mountain bike trails at Bewl Water (10.3 miles) and a climbing and activity centre in Bedgebury Forest and Pinetum are just over 9 miles away.

Motorway links: The M25 via the A21 can be accessed at J5 providing links to Gatwick and Heathrow airports and other motorways.

*All mileages and journey times are approximate

Directions

From the A21 heading south from Tunbridge Wells turn right onto A265 from Hurst Green towards Lewes and Etchingam. Continue passing through Etchingam and into the village of Burwash. Proceed through the village and turn right into Spring Lane and after 0.3 of a mile the wooden gates to Sellars Brook will be found on the left hand side.

Services

Oil fired central heating, electric under floor heating to the ground floor bathroom, Myson fan heater to the conservatory, mains water and electric. Private drainage via a Klargester.

Outgoings

Local Authority: Rother District Council - Tax Band G.

Viewing

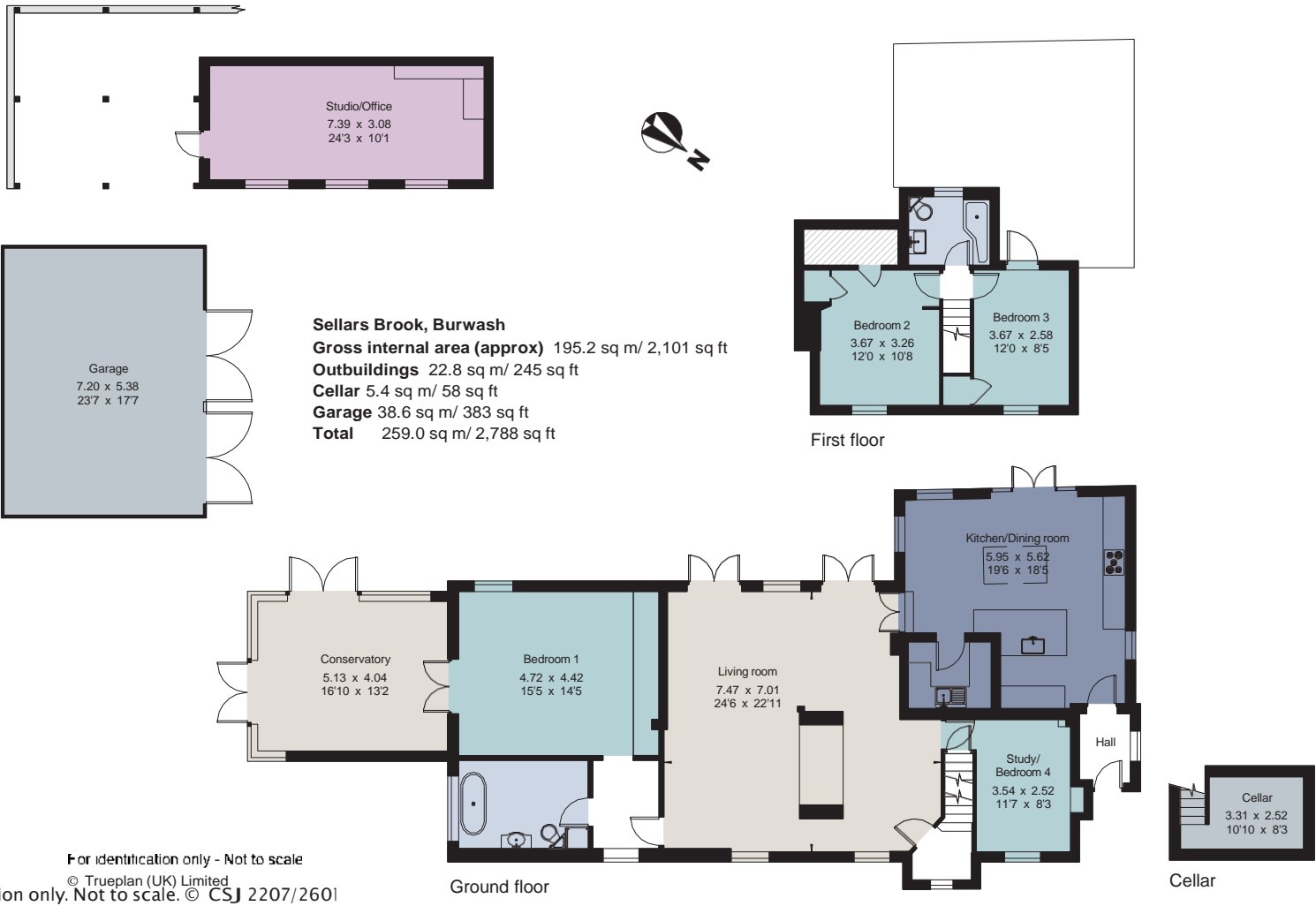
Strictly by appointment with Savills on 01580 720161.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





Sellars Brook, Burwash
Gross internal area (approx) 195.2 sq m / 2101 sq ft
Outbuildings 22.8 sq m / 245 sq ft
Cellar 5.4 sq m / 58 sq ft
Garage 38.6 sq m / 383 sq ft
Total 259.0 sq m / 2788 sq ft



| Score | Energy Rating | Current | Potential |
|--------|---------------|---------|-----------|
| 92 + | A | | |
| 81 -91 | B | | |
| 69 -80 | C | | 76 C |
| 55 -68 | D | | |
| 39 -54 | E | 53 E | |
| 21 -38 | F | | |
| 1 -20 | G | | |

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