



Impressive semi-rural home in delightful setting

Bramlea, Greenfield Road, Burwash, East Sussex TN19

Freehold



Tastefully modernised and enlarged family home • Four bedrooms, including an accessible ground floor suite • Home working facilities • Wonderful open plan kitchen/dining/family room • Impressive conservatory • Garden, woods and stream • About 0.8 acres • EPC rating: C

Local information

Burwash is an exceedingly picturesque village nestled within the beautiful East Sussex Countryside. Its most notable resident was Rudyard Kipling whose house, Bateman's, is a popular National Trust property to the South of the village.

Bramlea is on the Northern outskirts of the village, within about half a mile of the charming High Street with its good choice of local amenities, including a highly-regarded primary school, general stores, two popular public houses, village hall, playing fields and a medical centre. More comprehensive amenities, including a Waitrose are available in Heathfield (6.5 miles) and Tunbridge Wells is approximately 16 miles away to the North and the coast about the same distance to the south.

For rail travel, Etchingham station (about 3.1 miles) or Stonegate (about 3.6 miles) have services to London Charing Cross (via London Bridge and Waterloo East).

There is a wide range of respected schools in the immediate and surrounding area.

About Bramlea

Found at the end of a short 'no-though' lane, past a row of Edwardian terraced cottages, is this impressive home. Extended and modernised in 2012, Bramlea sits proudly above its three quarters of an acre gardens and overlooks its landscaped lawns, terraces, pond and woodland,

with a stream running through, and across the boundaries to the countryside beyond.

The remodelling of this attractive four-bedroom house was meticulously designed and specified by the current owners for their own occupation and includes CAT6 cabling throughout and an integrated sound system. The ground floor combines wonderful light spaces that include an open-plan kitchen/dining/family room and a triple aspect sitting room that opens onto a dramatic garden room/conservatory that really connects the living space with the delightful surroundings. The spacious hallway also gives access to a spacious study, a ground floor bedroom suite and one of the two garages.

Three further double bedrooms are on the first floor, including a principal suite with bathroom and dressing room. The entire house is served by underfloor heating and energy costs are offset by triple glazing and a large array of south-facing solar panels.

The lower ground floor houses a sizable office with internal and external access. Two further store rooms are on this level and currently have external access while offering the possibility of adding internal access to enlarge the lower ground floor.

Tenure: Freehold

Local authority: Rother D.C.

Viewing: Strictly by appointment.





Bramlea, 17 Greenfield Road, Burwash, Etchingam, East Sussex TN19 7BX

Gross internal area (approx) 276.0 m² / 2,970 ft²

Garages 33.2 m² / 357 ft²

'undercroft' Storerooms 30.4 m² / 327 ft²

Total 339.6 m² / 3,654 ft²



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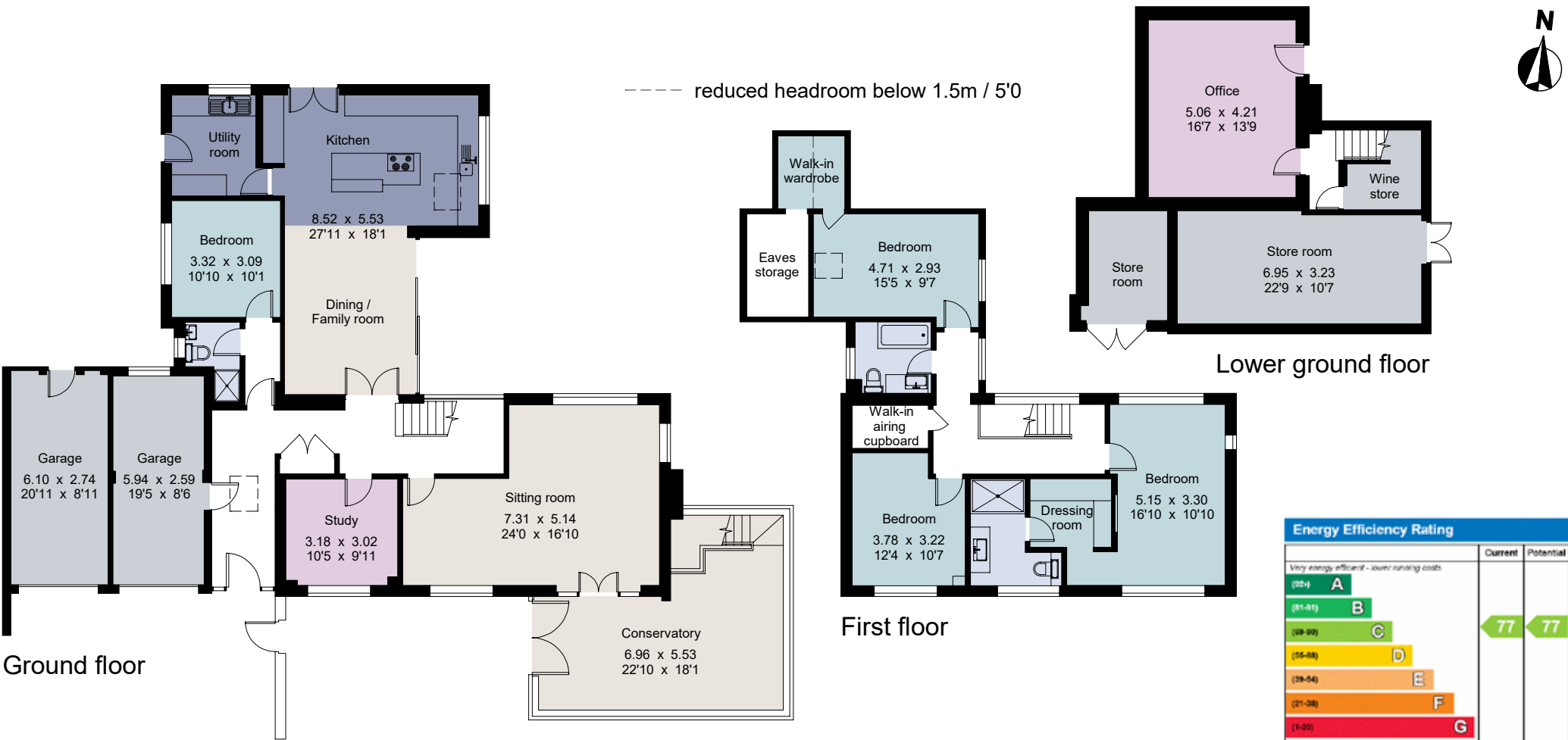
savills.co.uk

Charles Lang

Savills Tunbridge Wells

01892 507000

charles.lang@savills.com



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