



OAKFIELD



Ham Lane, Burwash, Etchingam, TN19 7ER

Price Guide £375,000



## Ham Lane, Burwash, Etchingam, TN19 7ER

GUIDE PRICE £375,000 - £400,000

Nestled in a secluded position just moments from the heart of Burwash, this enchanting Grade II listed detached cottage presents a unique opportunity to own a home rich in history and character. Quietly situated off Ham Lane, it enjoys a peaceful setting whilst remaining within easy walking distance of the village's shops, cafés and everyday amenities.

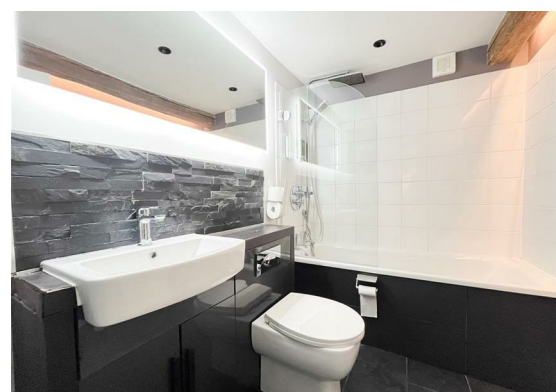
Beautifully arranged over two floors, the accommodation combines period charm with practical modern living. The ground floor welcomes you with a generous entrance hall leading to two comfortable double bedrooms and a stylish bathroom featuring useful integrated storage. Upstairs, the impressive open-plan living area forms the heart of the home, incorporating a well-appointed kitchen, dining space and inviting sitting area. French doors open onto a private balcony, creating the perfect spot for morning coffee, outdoor dining or simply taking in the surrounding countryside.

Outside, a secluded garden with a decked seating area provides an idyllic space for entertaining or unwinding in peaceful surroundings. The property also benefits from its own allocated parking space, offering everyday convenience alongside its undeniable charm.

Brimming with original character and enjoying an exceptional village location, this distinctive cottage would make an ideal permanent residence, weekend escape or holiday home.

The Granary occupies a tucked-away position on Ham Lane within the sought-after village of Burwash, nestled in the heart of the High Weald National Landscape. Surrounded by picturesque countryside yet only a short stroll from the historic High Street, residents can enjoy an excellent selection of independent shops, cafés, pubs and local services, together with easy access to scenic walking routes and the wider East Sussex countryside.





**Bedroom One**

12'2" x 10'7" (3.71m x 3.23m)

**Bedroom Two**

11'5" x 7'11" (3.48m x 2.41m)

**Bathroom**

**Open Plan Living/Kitchen Area**

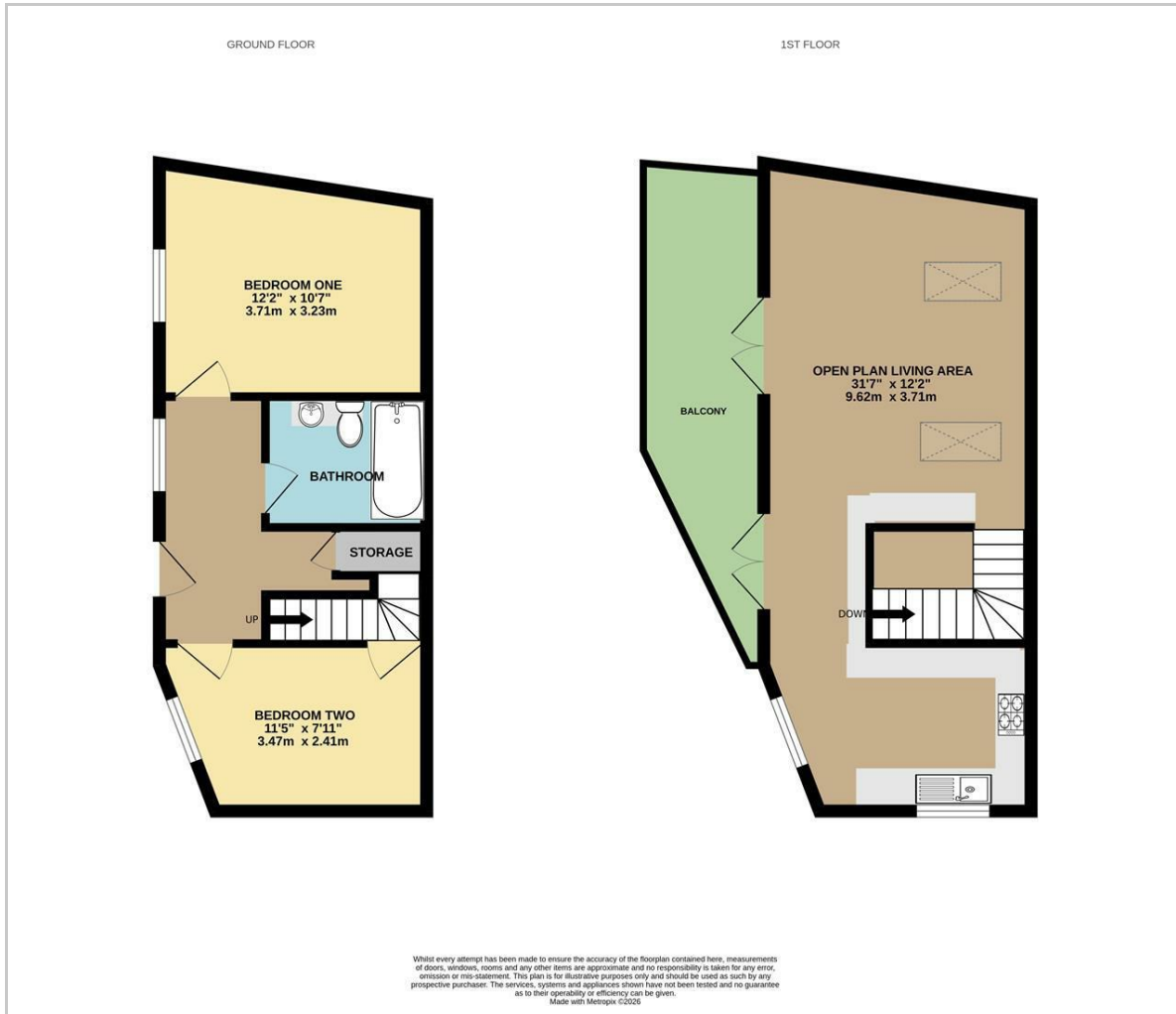
31'7" x 12'2" (9.63m x 3.71m)

**Balcony**

**Council Tax Band D - £2,700.95 Per Annum**



## Floor Plan

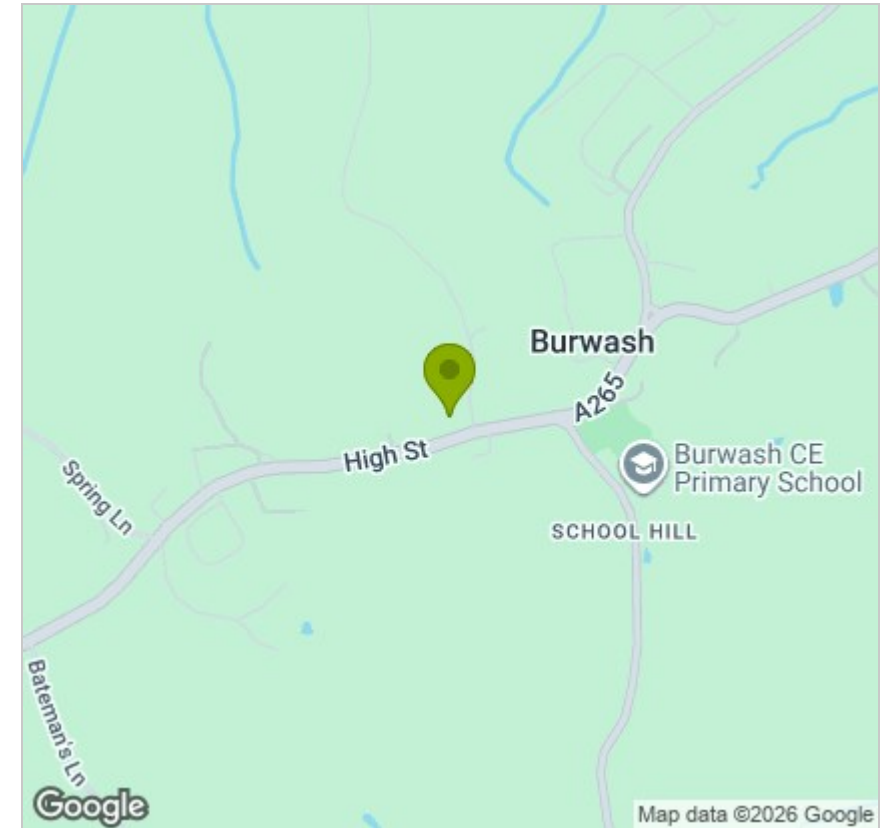


## Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

