



OAKFIELD



Greenfield Road, Burwash, TN19 7BX

Price Guide £1,375,000



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Price Guide £1,375,000 - £1,425,000

Set at the end of a private no-through lane and accessed via electric gates, this exceptional detached residence offers a striking blend of contemporary design, space and privacy. Occupying a beautifully landscaped plot of approximately 0.75 acres, the property enjoys a wonderful rural setting with far-reaching views across adjoining fields and countryside, while remaining within easy reach of Burwash village amenities.

Designed to maximise natural light, the home features impressive vaulted ceilings, extensive glazing and a seamless flow between the principal living spaces. At the heart of the property is a spectacular open-plan kitchen and dining area with a dramatic vaulted ceiling, triple-aspect outlook and full-height doors opening onto the gardens, creating an ideal environment for both everyday living and entertaining. High-quality finishes are evident throughout, including integrated Miele appliances, underfloor heating, CAT5 cabling, built-in speaker systems and solar panels.

The accommodation is arranged over three levels and offers generous proportions throughout, with four double bedrooms and a range of flexible reception spaces suited to modern family life. The lower ground floor provides excellent leisure and entertainment facilities, including a dedicated cinema room, gym/games room and wine store.

Outside, the landscaped grounds have been thoughtfully designed to create a private and tranquil setting, incorporating expansive lawns, mature planting, a pond with waterfall, productive vegetable gardens, woodland areas and a variety of seating and entertaining spaces. A substantial driveway provides parking for numerous vehicles and leads to twin garages with electric doors.

Combining contemporary luxury with a peaceful countryside backdrop, this unique home offers an outstanding lifestyle opportunity in one of East Sussex's most sought-after village locations, approximately half a mile from the heart of Burwash.





**Entrance Hall**

**Sitting Room**

24" x 16'10" (7.32m x 5.13m)

**Office**

10'6"x 9'11" (3.20mx 3.02m)

**Kitchen/Dining Room**

28'0" x 18'2" (8.53m x 5.54m)

**Utility Room**

**Conservatory**

24'2" x 17'9" (7.37 x 5.42)

**Shower Room**

**Bedroom One**

16'10" x 14'10" (5.13m x 4.52m)

**En-Suite**

**Bedroom Two**

12'5" x 10'10" (3.78m x 3.30m)

**Bedroom Three**

15'6" x 9'8" (4.72m x 2.95m)

**Bedroom Four**

11'0" x 10'2" (3.35m x 3.10m)

**Bathroom**

**Gym**

22'4" x 10'1" (6.81 x 3.08)

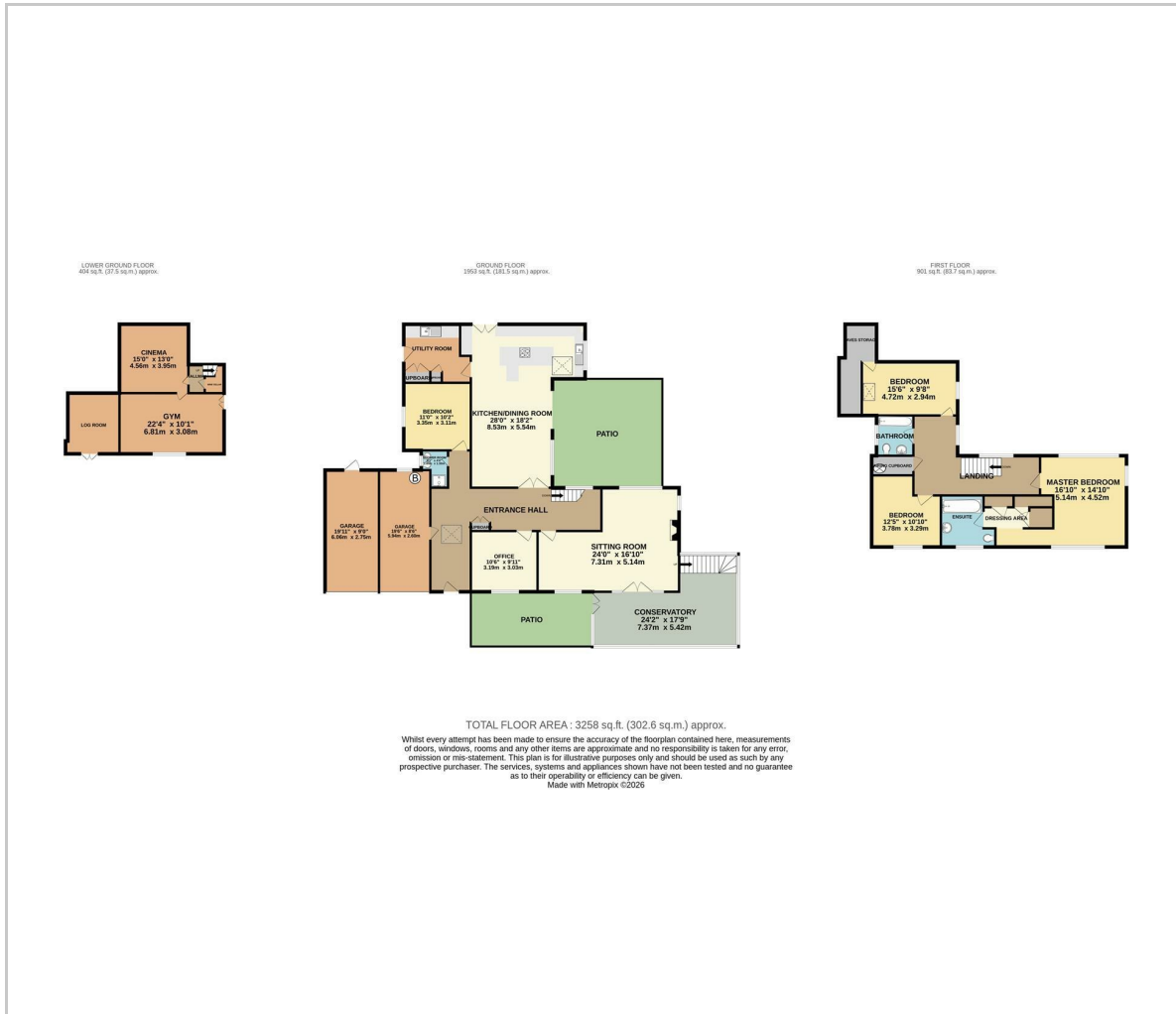
**Cinema**

15'0" x 13'0" (4.57m x 3.96m)

**Double Garage**

**Council Tax Band G-£4,501.58 per annum**

## Floor Plan

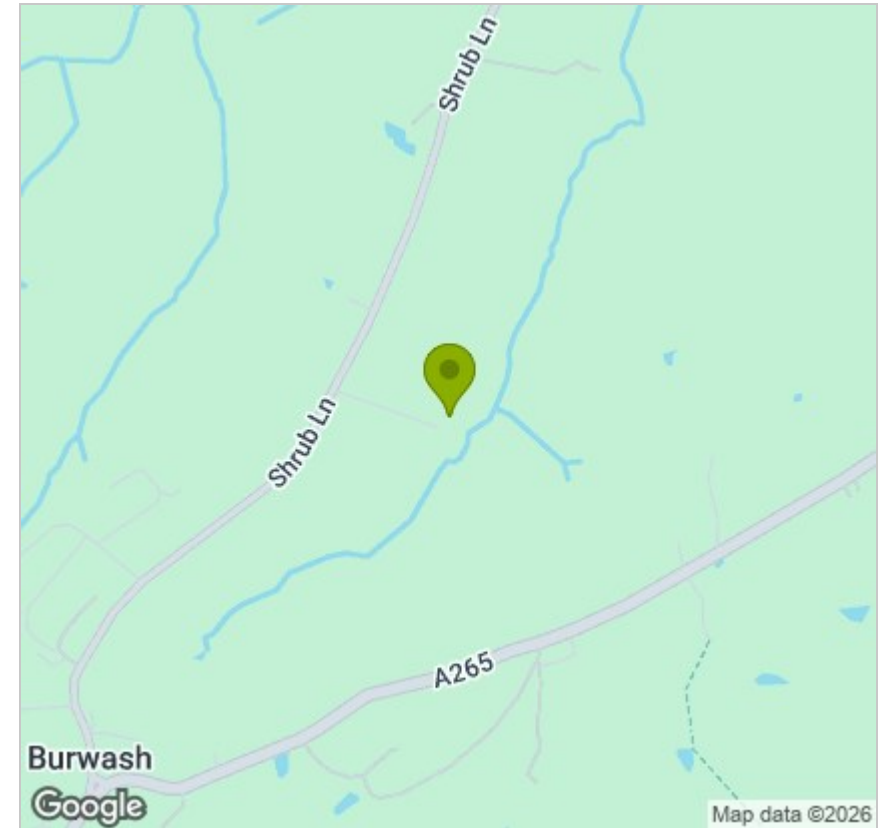


## Viewing

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

