

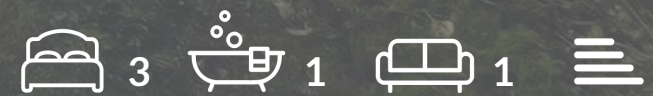


OAKFIELD



School Hill, Etchingam TN19 7DZ

Auction Guide £280,000



## School Hill, Etchingam TN19 7DZ

Set in an elevated spot within the highly desirable village of Burwash, this property enjoys a charming High Street, historic church, and stunning surrounding countryside, all lying within a designated conservation area. The village offers a good selection of everyday amenities, including a post office/general store, a primary school, a doctors' surgery, and several traditional inns. A wider choice of shops and services can be found in the market town of Heathfield, about 7 miles to the west, where there are supermarkets, banks, and a secondary school.

Mainline rail connections are close by, with Etchingam and Stonegate stations both around a 10-minute drive, providing regular services to London Bridge, Waterloo East, Charing Cross, and Cannon Street.

The renowned National Trust property Bateman's, former home of Rudyard Kipling, is also just a short distance away.

This attractive semi-detached, wood-clad cottage offers generous accommodation arranged over three floors and is now ready for full modernisation. The house enjoys outstanding far-reaching views to the south and east across open countryside.

The ground floor comprises the kitchen and sitting room with open fire place, while the first floor provides two double bedrooms and a family bathroom. A further bedroom occupies the top floor.

Externally, the cottage features a pretty front garden and a private walled rear garden backing onto the churchyard. The garden is mainly laid to lawn, with vegetable patches, and a range of mature shrubs and well-established planting.





This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

#### **Lounge**

12'1 x 11'3 (3.68m x 3.43m)

#### **Kitchen**

15'2 x 10'6 (4.62m x 3.20m)

#### **Bedroom 1**

12'10 x 12'3 (3.91m x 3.73m)

#### **Bedroom 2**

10'0 x 8'2 (3.05m x 2.49m)

#### **Office/ Bedroom 3**

15'6 x 14'11 (4.72m x 4.55m)



## Floor Plan



## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	