



2 The Old Vicarage
Burwash Common, East Sussex

The main part of a most attractive and substantial Victorian country house of approximately 2,434sq.ft, situated in an elevated position with lovely far-reaching views.

Guide price £635,000 Freehold



Situation: The Old Vicarage is situated in an elevated position off a quiet lane in the hamlet of Burwash Common. The picturesque village of Burwash is about 2 miles distant to the east, which offers a good range of amenities for everyday needs, including a village shop and post office, butcher, cafe, two public houses, picture framer, primary school (rated Outstanding by Ofsted), doctors' surgery, church and is well known for its association with Rudyard Kipling and the National Trust property, Batemans.

The village of Wadhurst, which is approximately 7 miles distant, offers an excellent range of shops and services including a Jempson's Local store, cafes, butcher, pharmacy, post office, bookshop, art gallery, florist, off licence, public houses, as well as a doctor's surgery, dentist, and the well-regarded Uplands Community College and Sports Centre.

A wider range of facilities and amenities can be found in the market town of Heathfield, which lies about 4 miles to the west, where there are supermarkets, banks, as well as primary and secondary schools. Tunbridge Wells is about 15 miles to the north and Hastings is a similar distance to the coast. The A21 and A22 are both about 15 minutes by car and give access to the M25. The nearest mainline station is about 3 miles distant at Stonegate, providing a regular service to London Charing Cross and Cannon Street in just over an hour.

The area is well served by excellent schools and sporting and recreational facilities, including Bawl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description: 2 The Old Vicarage forms the major part of a large Victorian house of three properties with attractive external elevations of brick and tile hanging beneath a tiled roof. The property benefits from period features throughout including wonderful high ceilings, sash windows, wood panelling, shutters, panelled doors and picture rails, excellent storage and offers spacious and flexible accommodation of about 2,434sq.ft/226.2sq.m, as well as having a cellar, large attic and garage.

Arranged over four floors, the accommodation on the ground floor includes a porch and reception hall (NB the neighbouring property has right of access over these to their front door) with a front door opening into a lovely sitting room with two large sash windows to the front, an attractive cast iron fireplace and a useful recess/study area. There is an inner hall that leads to a dining/family room, a cloakroom and a kitchen/breakfast room fitted with shaker style oak wall and base units and granite work surfaces. The kitchen has a part glazed door leading to a utility room with a door out to the rear walled courtyard garden. On the first floor there is a spacious landing with cupboards and an airing cupboard fitted with antique pine doors, leading to two large double bedrooms, with the master bedroom enjoying far reaching views over countryside and a good-sized en-suite shower room, a family bathroom and a separate WC. On the second floor there is a further double bedroom extending to over 21ft and an attic room/fourth bedroom. There is also a cellar with internal exposed brick walls, shelving and a light. Outside, the property is approached over a gravel driveway, with a parking for three cars at the front of the house. The driveway continues around the side and rear of the property to a garage, being part of a converted stable block of three.

There is a private area of garden to the front of the property measuring 80ft at its deepest and 60ft at its widest, which is laid to lawn and has a variety of mature shrubs and plants, including a lovely Acer and a mature Beech tree. To the rear of the property is a south facing walled courtyard garden, ideal for outdoor entertaining, with access to the cellar, a useful brick outbuilding and path leading out to the garage.

Current EPC rating: D

Services: Mains water and electricity. Gas central heating

Local Authority: Rother District Council

Council Tax band: F (£3,248.70 - 2025/26)

Property address: 2 The Old Vicarage, Vicarage Lane, Burwash Common, Etchingham, East Sussex TN19 7LP



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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

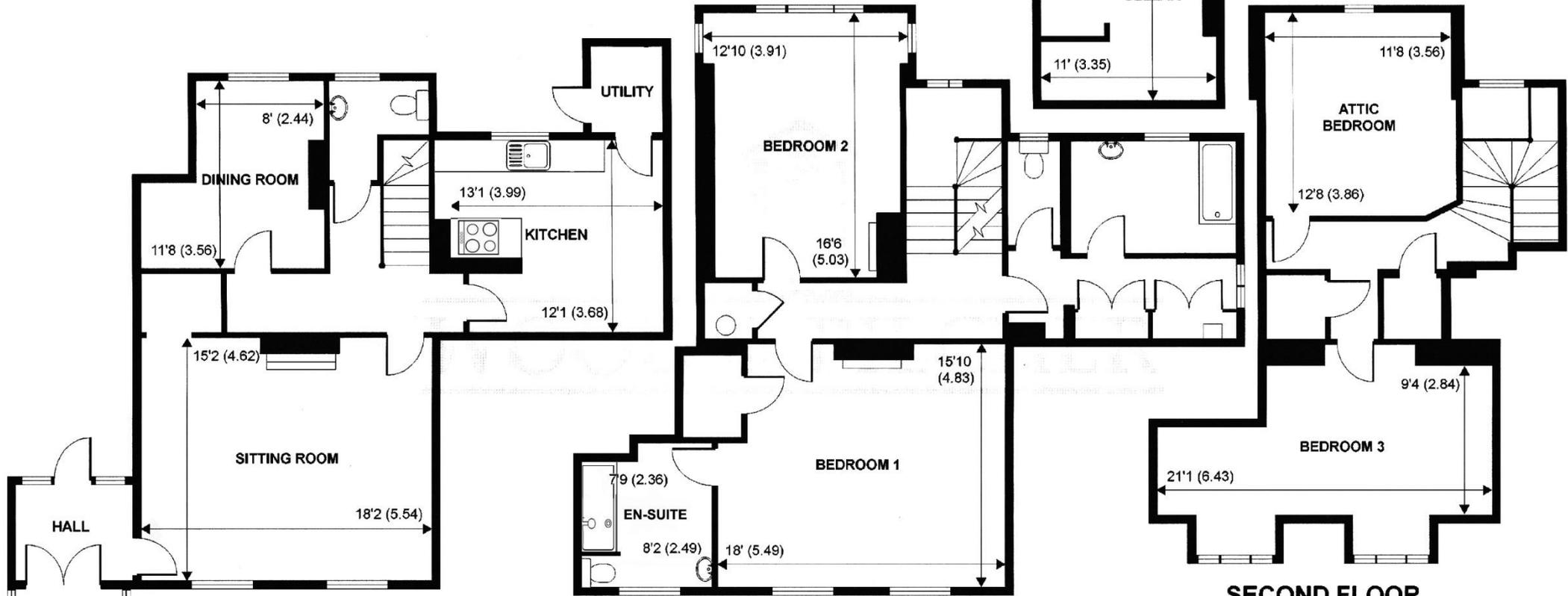
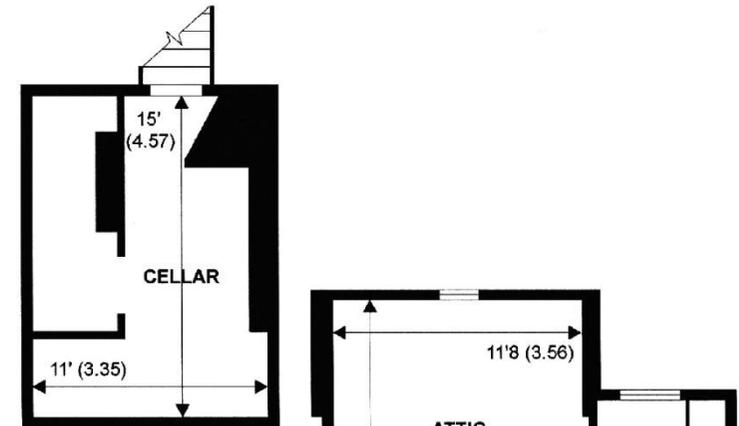
**Approximate internal floor area
(excluding cellar): 2,434sq.ft (226.2sq.m)**

This plan is not drawn to scale
and is for layout guidance only

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**LOWER GROUND FLOOR
abt 192 SQFT (EXTERNAL)**



**GROUND FLOOR
abt 869 SQFT (EXTERNAL)**

**FIRST FLOOR
abt 975 SQFT (EXTERNAL)**

**SECOND FLOOR
abt 590 SQFT (EXTERNAL)**

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.





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