



Land & Property Experts



WESTHOME, WILLINGFORD LANE, BURWASH WEALD
EAST SUSSEX TN19 7HR

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Burwash Village	-	1.7 miles
Stonegate (MLS)	-	3.8 miles
Heathfield	-	4.6 miles
Tunbridge Wells	-	14 miles

**A single storey property with an adjoining paddock.
Located off a country lane in an elevated and rural position.**

- Six-bedroom Bungalow (EPC Rating: C)
- Versatile accommodation
- Paddocks (extending in all to about 0.60 acres)
- Set off a country lane.
- Extending in all to approximately 0.95 acres

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £675,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
East Sussex
TN21 8JD
01435 864455

LOCATION

Westhome is set off a country lane within the village of Burwash Weald, approximately 1.7 miles to the south-west of Burwash, and 4.6 miles to the north-east of Heathfield.

Regular train services into London are available from Stonegate Station (3.8 miles), with direct journey times into London Charing Cross taking approximately one hour and ten minutes.

DESCRIPTION

The original bungalow was of 'Woolaway' design, although this has subsequently been encased with rendered blockwork. The property has also been extended to create additional and extremely versatile accommodation, which briefly comprises:

Entrance Porch: Fully enclosed with door to:

Sitting Room: Cupboard housing the hot water cylinder and immersion heater.

Bedroom 1: Built-in dressing table and hanging cupboards.

Bedroom 2

Kitchen/Breakfast Room: Stainless-steel sink set into worktop with tiled splashback and storage cupboards below, matching wall-mounted storage cupboard. Electric oven, space and plumbing for washing machine. Two storage cupboards. Door to the 'West Wing'.

Bathroom: Walk-in shower, bath, pedestal wash basin, and W.C.

THE 'WEST WING'

Sitting Room: Wood-burning stove set into fireplace with exposed brick surround.

Family Room: Exposed flagstone floor, wood-burning stove set upon a brick hearth with exposed brick surround. Door to outside.

Bedroom 3: Built-in wardrobe and clothes hanging area.

Bedroom 4: Built-in wardrobe.

Bedroom 5

Bedroom 6

Study with steps to **Attic**

Kitchen/Breakfast Room. Exposed flagstone floor, stainless-steel sink set into worktop with space and plumbing for dishwasher below. Gas-fired AGA. Open plan through to **Dining Room** with continuation of the flagstone floor. Part glazed wooden double doors to outside, and door to front terrace.

Family Bathroom: Underfloor heating, bath, wash basin, and W.C.

Cloakroom: Wash basin and W.C.

THE ANNEXE (EPC RATING: D)

Living Room/Bedroom 7: Exposed ragstone floor, underfloor heating, part glazed wooden double doors to outside. Open plan through to:

Galley Kitchen: Stainless-Steel sink set into worktop with tiled splashback and storage cupboards below. Electric oven, door to rear terrace.



Storage/Boiler Room with stairs to **Attic room**.

Bathroom: Bath, wash basin, and W.C.



OUTSIDE

Westhome is located at the end of a shared private driveway (within third party ownership) leading from Willingford Lane, culminating in its own private parking area to the southern elevation of the bungalow, from where gates also lead to a paddock and a hedge-enclosed garden with a Hen House and children's climbing frame.

The bungalow also benefits from a paved terrace to the front (south facing) elevation, with raised flower beds, and a pergola covered seating area.

To the rear of the bungalow there is a further seating area with a raised terrace and garden storage building.

THE LAND

A grass **Paddock** (approximately 0.60 acres) located to the south-east of the bungalow is accessed via a gate leading from the parking area. The paddock is currently subdivided into two enclosures, with a **Field Shelter** with adjacent **Hay Store**, and a children's **Playroom/Den**, created from a former truck body, located to the north-west boundary.

DIRECTIONS

From our Heathfield Office, head north-east on the A265 towards Burwash. After 4.7 miles, turn right on to Willingford Lane (opposite the Wheel Inn). The drive for Westhome and Frogheath Nursery will be on your left after 140m (150 yards), and Westhome is located at the end (top) of the drive.

What3Words: having.cactus.twinkled

SERVICES

Mains gas, electricity, water, and drainage.

ACCESS

The property is accessed over a private shared driveway within third party ownership. (hatched yellow on the attached plan).

TENURE

The property is freehold and will be sold with vacant possession upon completion.

The Annexe is currently let und the terms of an Assured Shorthold Tenancy Agreement.



COUNCIL TAX: Band E

LOCAL AUTHORITY

Rother District Council

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.



PLANS

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from the Land Registry plans available and from their site inspection on the ground.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

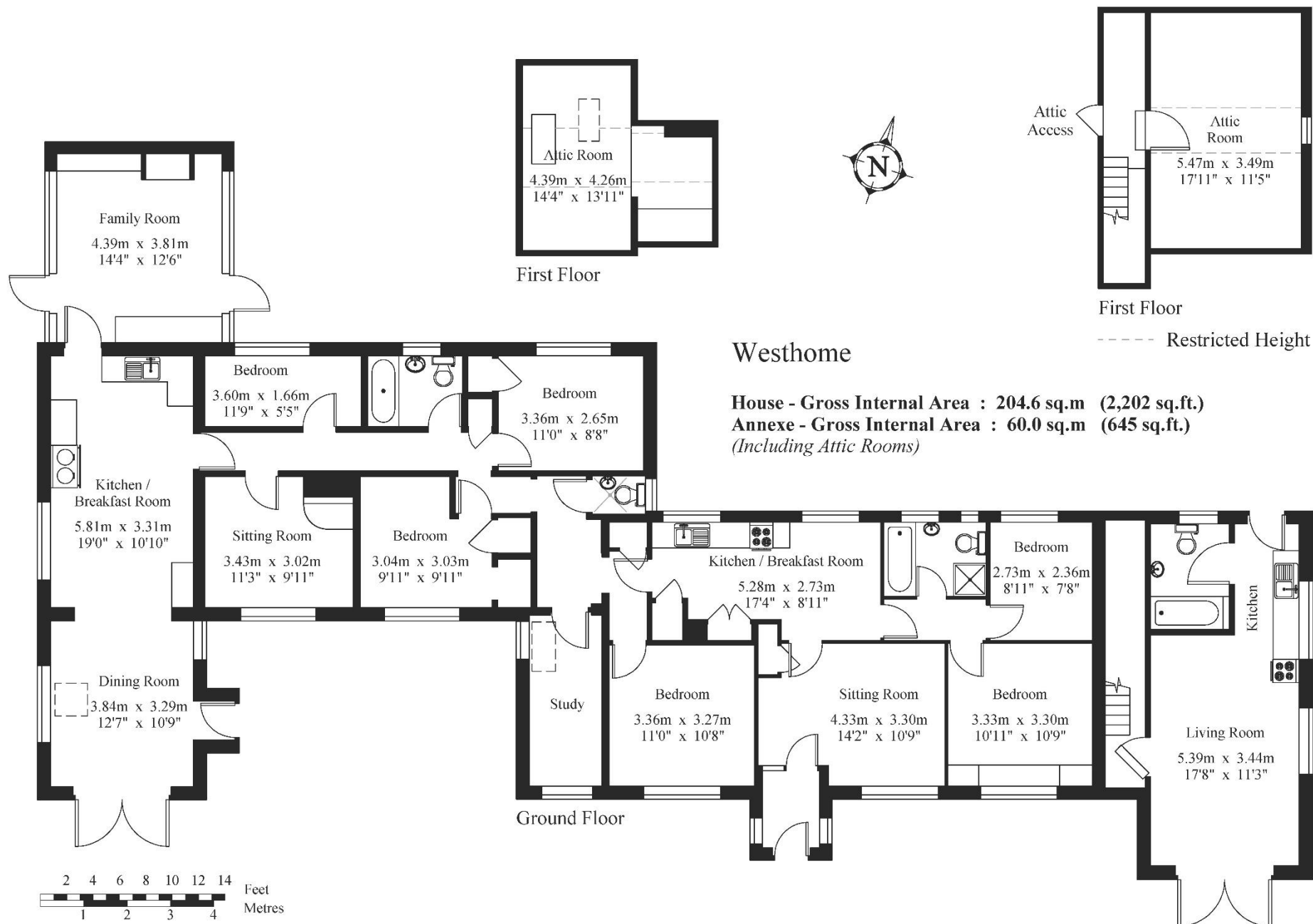
PURCHASER IDENTIFICATION

In accordance with the Anti- Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.



**BOUNDARIES EDGED IN RED FOR
IDENTIFICATION PURPOSES ONLY.
NOT TO SCALE.**





For Identification Purposes Only.



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www.btfpartnership.co.uk

82 High Street, Heathfield, East Sussex TN21 8JD