



Camelot, Vicarage Road, Burwash Common
Etchingam, East Sussex

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Camelot

Vicarage Road, Burwash Common, Etchingham TN19 7LH

An attractive family home in good sized gardens with a pool and lovely views across picturesque Sussex countryside

Burwash 2.5 miles, Heathfield 4.2 miles, Stonegate 4.5 miles (station 7.3 miles- London Charing Cross 60 mins), Etchingham Station 5.1 miles, A21 16 miles, M23 (J10A) 26.4 miles, London Gatwick Airport 30.6 miles, Central London 51.5 miles

Porch | Entrance hall | Sitting room | Dining Room | Family room | Snug | Kitchen/breakfast room | Downstairs shower room | Principal bedroom with en suite shower room and dressing room | 3 Further bedrooms | Family bathroom | Gardens of 0.3 acres | Outdoor office | EPC rating TBC

The property

Camelot is a desirable brick-built detached property within an Area of Outstanding Natural Beauty. The property offers almost 2,000 sq. ft. of flexible and light-filled accommodation arranged over three floors (split level) and benefits from a large surrounding plot complete with a pool, lawned gardens and outdoor office.

The bright entrance porch opens into the central hallway, with a door to the turned stairway and a useful ground-floor shower room. The accommodation flows into an adjacent sitting room with feature fire and snug, both filled with natural light and with glazed double doors and a picture window to the lush, landscaped gardens. Alongside is a well-sized formal dining room with elevated rural views, whilst the 22 ft. The kitchen and breakfast room flows via French doors out onto the south-facing terrace and has a range of wall and base cabinetry, worksurfaces, a breakfast bar and modern integrated appliances, with ample space for

informal dining. From here is an additional dual-aspect reception room with a wall of fitted cabinets, which house the boiler, washing machine and tumble dryer. The airy first-floor landing branches off onto a family bathroom and four well-proportioned and pleasing bedrooms with elevated views. The larger principal suite also enjoys the use of a dedicated dressing room and en suite shower room.

Outside

The property is approached over a private tarmac driveway offering plenty of parking for several vehicles beside the home. Hedging encloses the front and side of the plot, with a small lawned side garden and a fenced south-facing terrace with a swimming pool, outdoor oven and raised decked seating area with exceptional views. An expanse of manicured lawn follows, featuring a variety of mature trees, tiered planting and shrubs. Stone steps beside the home flow to the purpose-built outdoor office/studio.

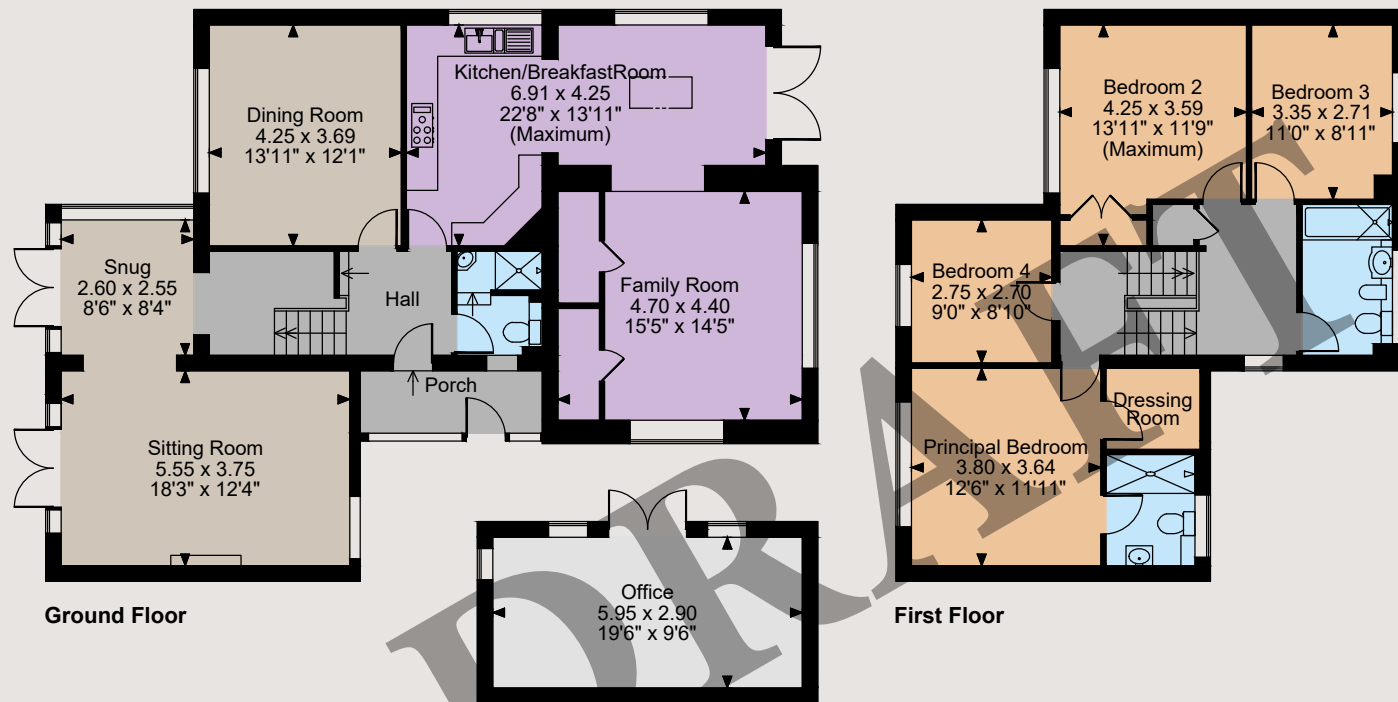
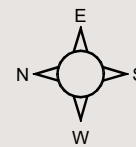
Location

The scenic hamlet of Burwash Common is within easy reach of the village of Burwash, with its variety of shops, public houses and a primary school. The larger market town of Heathfield is around 4 miles distant, offering a wide range of recreational, leisure and shopping facilities. Further are Royal Tunbridge Wells, with its renowned selection of eateries and bars, as well as Lewes and the scenic coastline at Eastbourne.





Floorplans
 Main House internal area 1,961 sq ft (182 sq m)
 Office internal area 186 sq ft (17 sq m)
 Total internal area 2,147 sq ft (199 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Directions

What3Words: ///elite.carting.vegetable

General

Local Authority: Rother District Council
Services: All mains services. BT broadband.
Council Tax: Band F
Tenure: Freehold
Guide Price: £850,000

Lewes

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Over 50 offices across England and Scotland,
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