

Little Frys, Spring Lane, Burwash, Etchingham



A most attractive detached family home, offering in excess of 3000 sq. ft of accommodation with numerous outbuildings and fantastic views, situated in a prized location close to the picturesque village of Burwash.

Situation



The property occupies a delightful position near the Kent/Sussex border and within the High Weald Area of Outstanding Natural Beauty. Nearby Burwash, Etchingham and Ticehurst provide a range of local facilities, including shops, post office, pubs, primary school, village hall and station (Etchingham). The larger centres of Tunbridge Wells, Wadhurst and Battle are all easily accessible, offering a wider range of shopping, recreational and cultural facilities. For commuters, rail services are available at Stonegate (3.0 miles), Etchingham and Wadhurst.

There is a good choice of schooling in the area in both the state and private sectors, including Vinehall at Robertsbridge, St Ronan's and Marlborough House in Hawkhurst, Benenden (girls), Dulwich Preparatory at Cranbrook, Mayfield (girls), St Bede's at Upper Dicker, Battle Abbey, and Eastbourne College.

Distances

Burwash 0.75 miles, Stonegate mainline station 3 miles (London Charing Cross 1 hour 10 minutes), Etchingham 3.6 miles, Ticehurst 6.1 miles, Wadhurst 6.9 miles, Tunbridge Wells 14 miles, Central London 58 miles (All times and distances are approximate).



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The Property

Little Frys is a characterful, detached family home, with parts dating back to the 1700's with good ceiling heights throughout. Originally part of the Burwash Place estate, the property offers a perfect blend of period character with wonderful modern touches to provide generous and flexible accommodation.

The property benefits from attractive, well-established gardens and numerous outbuildings, including a picturesque summer house, large studio/garage, office, and garden store. In all, the property extends to about 4.12 acres (verified), and has an open aspect, benefiting from sunshine throughout the day.

The front door opens into a large and welcoming entrance hall with integrated storage and parquet flooring. The well-appointed modern kitchen/breakfast room has fitted base units with Corian worktops over, a Falcon range cooker, tiled floor, and windows overlooking the Southwest-facing front. A large walk-in larder is situated just before the kitchen, with a separate utility and cloakroom nestled to the rear. The well-proportioned double reception room is a fabulous space and has been cleverly divided by a fabulous inglenook fireplace with a bressummer beam above; French doors in the sitting room lead out to the South-East facing terrace, affording views over the garden to the woodland. The second reception room benefits from a welcoming log burner.

On the first floor, there are four generous-sized bedrooms, all with integrated storage space, with a well-appointed family bathroom and second bath/shower room. The sizeable principal suite enjoys an attractive outlook, with views to the gardens and orchard, with ample built-in storage. A large heated airing cupboard is located in the hallway leading to steps up to the attic, which offers a great full-height work-from-home office space or fifth bedroom with extensive eaves storage.

The property also benefits from a useful cellar, which is currently used for storage.

Gardens and Grounds

The property is located on Spring Lane in Burwash, which is a well known and prized location: secluded and peaceful, yet close to amenities.

Little Frys offers two areas of land, the first offers a driveway with off road parking for over six vehicles and leading to a detached building, originally garaging but now a studio. Post and rail fencing surrounds this piece of land, including a delightful natural pond and mature mixed woodland measuring 1.63 acres.





Crossing the lane a path leads to the main front door of Little Frys. There is a gravel path which leads to an original detached brick built building, ideal as home office or garden room.

The gardens of Little Frys are in various carefully planned areas to include South-West-facing gravel patio with borders, a wildflower meadow bank and original Victorian summer house. A long herbaceous border delineates the immediate garden from large areas of lawn (formerly lawn tennis courts, ideal for family recreation) with a multitude of mature specimen trees, and a delightful apple and cherry orchard. A further timber outbuilding, a raised-bed vegetable garden and polytunnel are protected by mature hedging. A wooden gate leads to a secluded and tranquil forest garden/paddock. This area of garden is approx. 2.49 acres. The total area comprises 4.12 acres.

Directions (TN19 7HX)

From the A21 heading south from Tunbridge Wells turn right onto A265 from Hurst Green towards Lewes and Etchingham. Continue passing through Etchingham and into the village of Burwash. Proceed through the village and turn right into Spring Lane and, staying on the lane, after half a mile, the driveway will be found on the left. What3Words: //producers.breakfast.crunched

Property information

Services Mains water and electricity. Gas-fired central heating. Private drainage.

Local Authority Rother District Council: Tel: 01424 787878

Council Tax Band G

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area

Main House = 195.5 sq m / 2,104 sq ft

Cellar = 6.3 sq m / 68 sq ft

Attic = 13.6 sq m / 146 sq ft

Outbuildings = 81.4 sq m / 876 sq ft

Total Area = 296.8 sq m / 3,194 sq ft

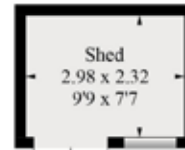
This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.

 = Reduced headroom below 1.5m / 5'0"



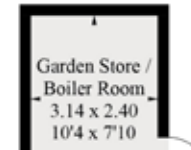
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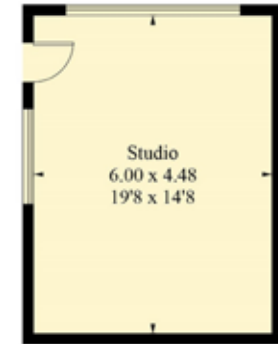
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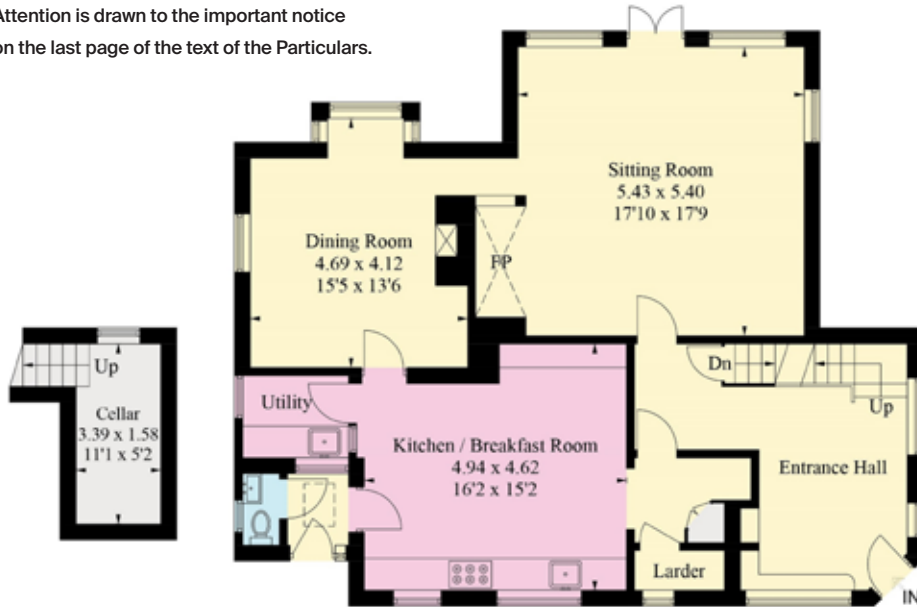
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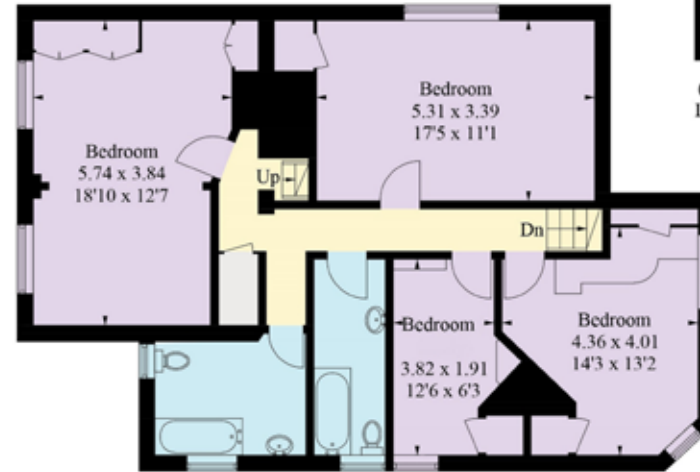


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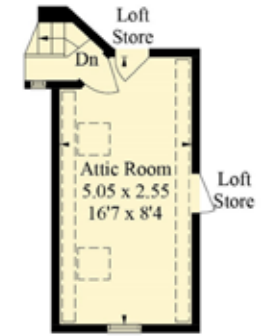


Cellar

Ground Floor



First Floor



Attic

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Kent TN1 1XL
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I would be delighted to tell you more
Simon Biddulph
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated [April 2024]. Photographs and videos dated [April 2024].

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