

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Shrub Lane, Burwash, Etchingam, TN19 7EB

- 4 Bedroom Detached
- Beautifully Extended
- Utility Room
- Large Rear Garden
- Driveway & Garage
- Quiet Lane, Gorgeous Outlook



EPC RATING

Current:

64 | D

Potential:

81 | B

£650,000 - £675,000



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This four-bedroom detached chalet bungalow has been thoughtfully extended and now offers generous and versatile living space throughout. Backing on to fields, viewing is highly recommended to fully appreciate the size, layout and location of this impressive home. The property is entered via a spacious entrance hall, which provides access to two well-proportioned ground floor double bedrooms, ideal for flexible family living or guest accommodation. The large lounge/diner is a fantastic social space, featuring a large window overlooking the garden, giving natural light and a beautiful outlook. The kitchen is particularly spacious, offering ample worktop and cupboard space along with plenty of room for a dining table, making it a practical and welcoming hub of the home. Adjacent to the kitchen is a useful utility and storage area, with a rear door providing convenient access to the garden. A modern downstairs shower room is also located off the hallway. Upstairs, the property has been extended to create two additional bedrooms, including a generous principal bedroom with its own ensuite bathroom. There is also excellent built-in storage, making great use of the upper floor space. Externally, the property benefits from a large driveway providing parking for multiple vehicles, along with a garage. The rear garden is a good size and enjoys a fantastic outlook over open countryside, offering a peaceful and private setting. Situated on a quiet country lane in a highly sought-after location, this spacious and adaptable home combines countryside surroundings with comfortable family living.

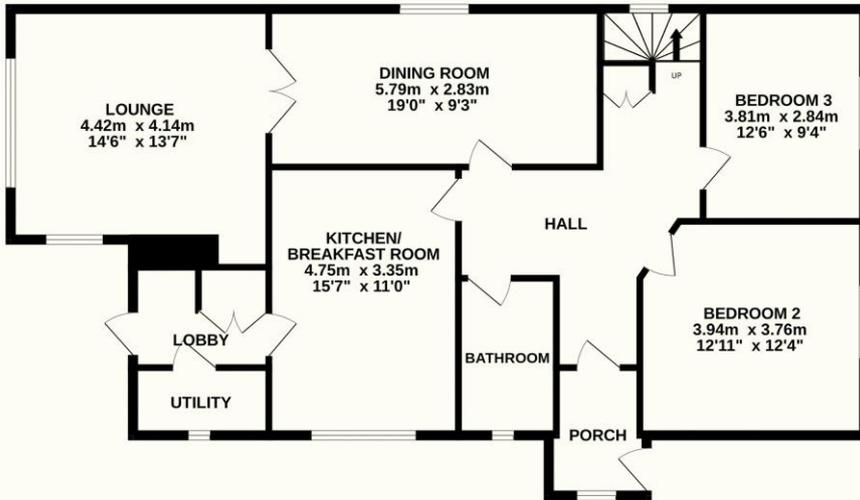
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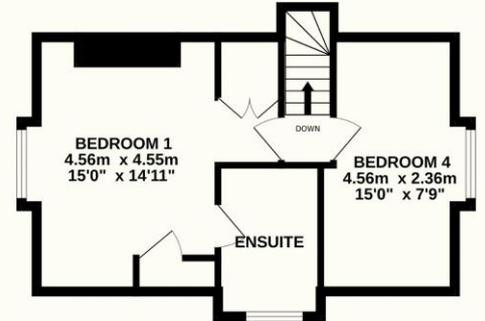




GROUND FLOOR 110.3 sq.m. (1188 sq.ft.) approx.



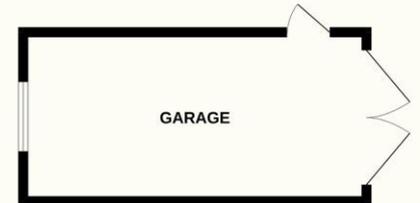
1ST FLOOR 36.1 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA : 164.9 sq.m. (1775 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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