



Ibbett Mosely

Heathfield Road, Burwash Common,  
Etchingam TN19 7NE





This is a rare opportunity to acquire an exceptional Tudor Home with near 14 Acres, Annexe, Pool & Tennis Court.

**GUIDE PRICE: £2,250,000 FREEHOLD**

An elegant Tudor country house set within approximately 14 acres, offering a rare combination of privacy, ancillary accommodation, and leisure facilities, all overlooking unspoilt countryside.

- Grade II listed Tudor home (circa 1570) with modern additions
- Approx. 5,655 sq ft total accommodation
- Self-contained 2 bedroom annexe
- Swimming pool & tennis court
- Barn/garage & outbuildings
- Pond
- Southerly rural views
- Peaceful, private setting
- Council Tax Band G / EPC - D

#### DESCRIPTION

Nestled within approximately 14 acres of picturesque countryside, this remarkable Grade II listed Tudor residence, dating back to circa 1570, seamlessly blends historic character with thoughtfully designed modern enhancements. Enjoying far-reaching southerly rural views, the property offers a rare opportunity to acquire a truly private and tranquil

countryside home.

Approached via a sweeping entrance, the home immediately impresses with its timeless charm and substantial footprint, extending to over 5,655 sq ft across the main house, annexe, garage, and outbuildings.

The ground floor provides an exceptional





array of reception spaces, including a generous sitting room, elegant dining room, and a beautifully proportioned living room, ideal for both formal entertaining and relaxed family living. A dedicated study offers the perfect work-from-home environment, while the impressive kitchen/breakfast room forms the heart of the home, designed for modern lifestyles with direct access to the gardens.

Upstairs, the accommodation is equally impressive, with well-balanced bedrooms enjoying delightful views over the surrounding land. The layout offers flexibility for growing families or multi-generational living. The principle bedroom boasts an ensuite with windows framing the rural views.

A key feature of the property is the self-contained annexe, complete with its own kitchen/living space, two double bedrooms, and a full bathroom—ideal for guests, extended family, or potential income.

In addition, a substantial barn and outbuildings provide excellent storage or further development potential (subject to the necessary consents).

## GROUNDS

The grounds are a true highlight, extending to approximately 14 acres and offering a mix of formal gardens and open land. The setting is exceptionally peaceful, with:

- A private swimming pool for summer enjoyment
- Tennis court for leisure and entertaining
- A pond, enhancing the natural beauty of the landscape
- Expansive lawns and paddock areas
- Stunning southerly-facing views across rolling countryside

This is a home perfectly suited to those seeking a lifestyle property and simply enjoy the serenity of rural living.





## OTHER INFO

House EPC - D

Annexe EPC - E

The property owns the road that is used for access and we understand approximately four houses share access rights and maintenance costs.

## LOCATION

Burwash Common is a charming rural village set within the beautiful East Sussex countryside, forming part of the highly regarded High Weald Area of Outstanding Natural Beauty. Surrounded by rolling farmland, ancient woodland, and scenic walking routes, the area offers a peaceful and quintessentially English village lifestyle.

Despite its tranquil setting, Burwash Common is well positioned for access to nearby towns and amenities. The market town of Heathfield lies approximately 4 miles away, offering a range of independent shops, cafés, supermarkets and schooling, while the historic village of Burwash provides further local amenities and a strong sense of community.

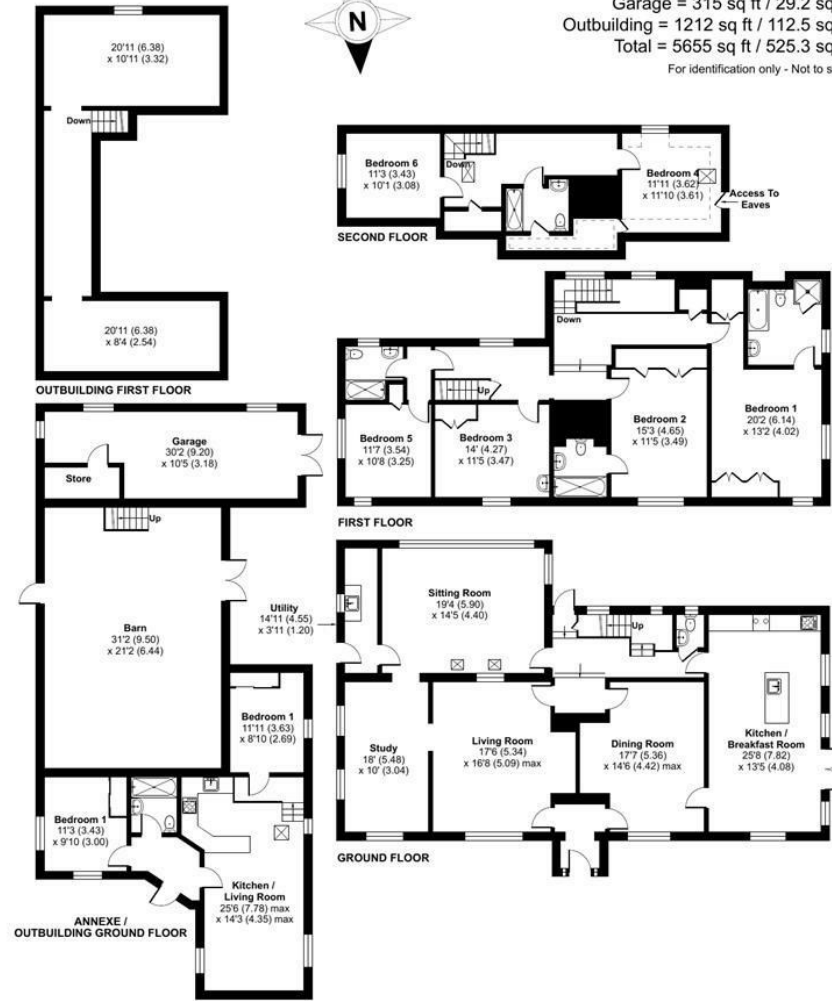
For commuters, mainline railway stations can be found at Stonegate (approximately 3 miles) and Etchingam (approximately 5 miles), providing regular services to London Bridge and Charing Cross, making the property an attractive option for those seeking a rural lifestyle without complete isolation.

The area is renowned for its natural beauty and outdoor lifestyle, with an abundance of countryside pursuits including walking, cycling and equestrian opportunities. Nearby landmarks such as Bateman's, the former home of Rudyard Kipling, further enhance the area's rich heritage and appeal.

Burwash Common offers an increasingly sought-after balance of seclusion and connectivity, ideal for buyers seeking a refined country lifestyle within reach of London and the South East.

# Kingsdown Farm, Heathfield Road, Burwash Common, Etchingam, TN19

Approximate Area = 3400 sq ft / 315.8 sq m  
 Limited Use Area(s) = 86 sq ft / 7.98 sq m  
 Annexe = 642 sq ft / 59.6 sq m  
 Garage = 315 sq ft / 29.2 sq m  
 Outbuilding = 1212 sq ft / 112.5 sq m  
 Total = 5655 sq ft / 525.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1424610

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House EPC Rating - D  
 Annexe EPC Rating - E

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