



ETCHINGHAM

EAST SUSSEX

JACKSON-STOPS 

CHON BURI
BURGH HILL, ETCHINGHAM, EAST SUSSEX, TN19 7PE

**IMMACULATELY PRESENTED FIVE BEDROOM, FOUR
RECEPTION ROOM PROPERTY, WITH GENEROUS GARDEN
AND AMPLE PARKING IN QUIET SEMI-RURAL LOCATION
WITHIN WALKING DISTANCE TO A MAINLINE STATION
AND SCHOOL**



DESCRIPTION

Chon Buri is a beautifully presented and well-proportioned home that combines charm with practicality, making it a highly attractive proposition.

The ground floor, featuring engineered oak flooring throughout, is accessed via a practical porch and opens into a spacious layout that includes a kitchen/breakfast room, a snug or study, a comfortable sitting room, and an additional reception room - currently used as a dining room - enhanced by a garden room extension that beautifully connects the home to the garden. The property also benefits from a utility/boot room and a convenient downstairs cloakroom.

Upstairs, the property offers four good-sized bedrooms, as well as a master bedroom with an en suite, and a modern family bathroom. All bathrooms are fitted with built-in vanity units, and several bedrooms feature fitted wardrobes.

Situated on a quiet lane between Hurst Green and Etchingham, the property boasts an appealing frontage with ample parking and an architect designed brick and timber, cart lodge style double carport with a green oak frontage, surrounded by beautifully maintained gardens.

The current vendors have also received building regulation approval for a kitchen extension under permitted development rights.

FEATURES

- Kitchen/breakfast room fitted with a range of wall and base units, one and a half bowl stainless steel sink with drainer and mixer tap, attractive tile surround, integrated Miele dishwasher, Miele eye level oven and grill, electric hob and cooker hood and space for a breakfast table.



- Sitting Room, original room extended to provide a generous size reception room entered into via double doors, with front aspect windows.
- Dining room with fireplace and woodburning stove, opening up into the beautiful orangery with lantern lights and doors to garden.
- Utility/boot room with sink, plumbing for washing machine and space for tumble dryer, with door to shelved pantry and lots of storage space, and door to the outside.
- Master bedroom with rear aspect, built in drawers and dressing table, built in hanging wardrobes.
- Ensuite with bath, shower unit, built in vanity with hand basin and concealed WC, lots of storage and a heated towel rail.
- Four further bedrooms; three doubles and a single with fitted wardrobes.
- Family bathroom with bath and separate shower, built in vanity with concealed WC, hand basin, heated towel rail and lots of storage.
- The garden is mostly laid to lawn with an extensive patio, flower beds and 5 oak trees. There is ancient woodland beyond the back fence, the majority of the fencing was erected a few years ago.
- Brick and timber-built workshop and store with tiled roof and full electrics. Gates to the garden are conveniently located either side of the house, one of which is larger to enable access for equipment.



SITUATION

Etchingam is a picturesque village nestled in the Rother district of East Sussex and set in an Area of Outstanding Natural Beauty. Situated approximately 7 miles north of Battle, 13 miles northwest of Hastings and 15 miles southeast of Royal Tunbridge Wells, it offers a tranquil rural setting while maintaining convenient access to nearby towns.

Nearby Etchingam offers a Post office, a newly built Primary School and "Bistro at the Station".

Hurst Green offers great connections via the A21 to M25 and M20. It also has a traditional English Pub, a convenience store and a Primary School. Two large supermarkets can be found in nearby Hawkhurst.

The historic town of Battle is 7 miles away and offers more good schools and is home to Battle Abbey and other notable landmarks associated with the Battle of Hastings, as well as many shops and restaurants.

Etchingam Station is 0.8 miles away and provides direct services to London and the coast. Southeastern trains go to London Bridge in just over an hour and Hastings in 1 hour.





DIRECTIONS

Traveling South on the A21 from Flimwell, at Hurst Green take the right turning signposted Lewes A265 and continue along Station Road for a third of a mile before turning right into Burgh Hill. Chon Buri is around half a mile up on the right-hand side.

What3Words: cyber.sank.panthers

PROPERTY INFORMATION

- Services: Mains electric, gas, water and drainage.
- Local Authority: Rother District Council.
- Council Tax band: F (£2,658.03 for 2025/26)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

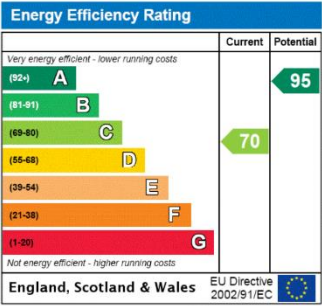
VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01580 720000.



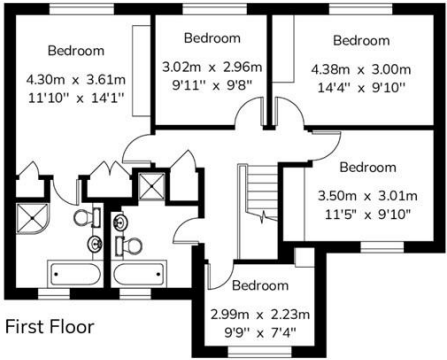
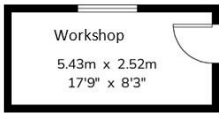
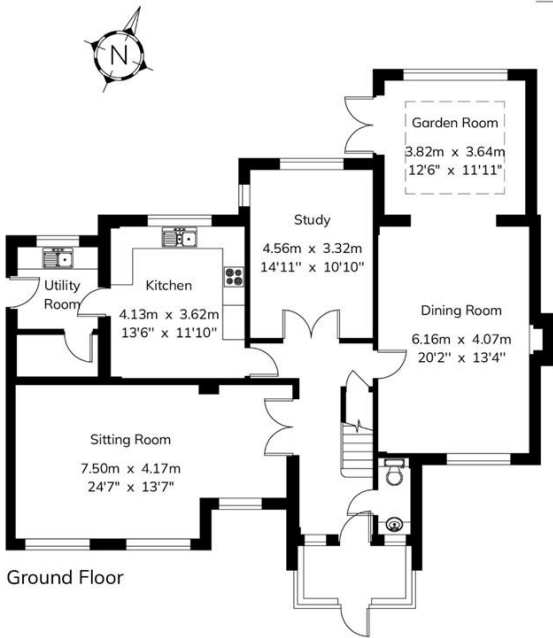
IMPORTANT NOTICE

- 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
- 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
- 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
- 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
- 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
- 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



Chon Buri

House - Gross Internal Area : 215.3 sq.m (2317 sq.ft.)
Outbuildings - Gross Internal Area : 43.9 sq.m (472 sq.ft.)



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