



RIDGEWAY HOUSE
TICEHURST - £1,250,000



WOOD & PILCHER

Ridgeway House,

Ticehurst, East Sussex, TN5 7HX

Entrance Porch - Large Reception Hall with Galleried Staircase - Downstairs Cloakroom - Games Room - Study - Family Room - Dining Room – Conservatory from which to enjoy South Facing views - Sitting Room - Morning Room - Kitchen/Breakfast Room - Utility Room - First Floor - Master Bedroom Suite with Balcony - En Suite Bathroom - En Suite Sauna - 3 Further Double Bedrooms - Family Bathroom - Second Floor Landing - Second Bathroom - 2 Further Double Bedrooms - Double Glazing - Oil Fired Central Heating - Detached 4 Bay Garage - Detached Pinelog Pool House with Heated Salt Water Swimming Pool - Outstanding Park Like Gardens with Combined Lawns, Woodland and Ponds - Outstanding Views from the House & Gardens across Open Countryside

Ridgeway House, set within the small village of Ticehurst, originally started out c1900 as a small cottage and then during 1982 developed into this incredibly spacious detached home. During the 1990's the existing vendors improved the property further with the addition of a four bay detached garage and a stunning pinelogs detached pool house with heated salt water swimming pool. We further understand from the current owners that this property has been a tremendous home for their family who have all enjoyed gathering in the large sitting room with its log burner, dinner parties in the split level dining room and countless frames of pool in the games room. In addition to these principal rooms, there is a wonderful conservatory from which to enjoy views of the gardens and countryside. A useful study and family room and a morning room leading off the kitchen/breakfast room, providing an ideal spot to enjoy reading the morning papers. The six double bedrooms are arranged over the first and second floors, with the master suite including its own en suite bathroom as well as its own en suite sauna. Externally there are several terraces from which to survey your land and with the long driveway and turning circle leading to the garaging, there is enough space for even the keenest of car enthusiasts. This is a wonderful opportunity to acquire this quite unique home which we have no hesitation in recommending.

The accommodation comprises: Panelled entrance door with surrounding windows to:

ENTRANCE PORCH:

Vaulted ceiling, single radiator, exposed brickwork, wall lights, multi paned door to:

RECEPTION HALLWAY:

This is a generous hallway with radiator, power points, central heating thermostat and stairs leading to a galleried landing.





DOWNSTAIRS CLOAKROOM:

Low level wc, pedestal wash hand basin, vinyl flooring, window, built in cupboard housing security system, radiator, coat hangingspace.

GAMES ROOM:

This large room comes complete with a full size pool table included within the purchase price, as well as a wall mounted dart board. There are two double radiators, power points and triple aspect windows from which to enjoy the views.

STUDY:

Window to rear, single radiator, power points, telephone point.

FAMILY ROOM:

Window to rear, single radiator, power points, recessed shelving within chimney breast.

DINING ROOM:

A galleried entrance with balustrading has steps leading down into the dining room. There are two large windows and a focal point fireplace with wood surround and a raised electric fire, coved ceiling, two radiators, range of fitted bookshelves and cupboards to one wall which conceal a Hi Fi system and speakers which are also linked to several reception rooms. Door leads to:

CONSERVATORY:

Double glazed, fitted perimeter seating, range of wall mounted units, floor standing retro electric fire, fitted ceiling fan and window blinds, stunning views are provided over the neighbouring countryside, door to garden and further glazed door to a covered area with double glazed windows and doors. This area is ideal for storing logs and has plant staging.

DRAWING ROOM:

This well proportioned room has an exposed brick and York stone fireplace with integrated log store, raised hearth and a fitted cast iron log burner, single radiator, power points, windows to side with views, wall lighting, double doors connecting to the dining room and further door to the reception hall.

SITTING ROOM:

Accessed via folding doors from the reception hall, single radiator, window to front, range of built in cupboards, door leading to:

KITCHEN/BREAKFAST ROOM:

Fitted with a comprehensive range of pine fronted wall and base units with work surfaces over, one and a half bowl single drainer sink unit with mixer taps, a range of appliances include a dishwasher, electric hob with filter hood above, electric double eye level oven, twin integrated fridges and a microwave. There is tiling adjacent to the work surfaces, a double radiator, three windows to the side and a door connecting to:

UTILITY ROOM:

Fitted with a range of base units with work surfaces over, stainless steel single bowl sink unit, space for washing machine and tumble dryer, space for freezer and fridge, tiling adjacent to the work surfaces, power points, ceiling down lighting, floor standing Perrymatic oil fired boiler, double glazed door and window to side.

Stairs from the reception hall lead to:

FIRST FLOOR GALLERIED & SPLIT LEVEL LANDING:

With single radiator, power point, built in linen cupboard containing the hot water tank with immersion heater.

MASTER BEDROOM:

A landscape window provides extensive views over the countryside. There is an extensive range of built in wardrobes and cupboards including two eaves storage cupboards, power points, radiator, double glazed door to the balcony which has been paved and has a wrought iron balustrade and provides views to the south west, ideal for the evening sun.

EN SUITE BATHROOM:

Corner panelled bath with mixer taps, twin basins set into a vanity unit with cupboards beneath, fitted vanity mirrors and cabinets with lighting above, large shower cubicle with plumbed in shower, low level wc, radiator, velux style window to side, shavers point, door connecting to:

EN SUITE SAUNA:

Pine panelling to walls, single radiator, built in wardrobe, window to front, pine sauna with fitted benches and electric coal heater.

BEDROOM 2:

Landscape window to side providing countryside views, single radiator, power points, built in wardrobe and eaves storage cupboard.

BEDROOM 3:

Single radiator, window to front, eaves storage cupboards, built in wardrobe, velux style window.

BEDROOM 4:

Window to rear, single radiator, power points, small dressing area with built in wardrobes, eaves storage cupboard and velux style window.

FAMILY BATHROOM:

Panelled bath with mixer taps and tiled surround, low level wc, counter sunk wash hand basin with cupboards beneath, separate shower cubicle with plumbed in shower, single radiator, window to front.

Stairs from the first floor landing lead to:

SECOND FLOOR LANDING:

Power point, large built in cupboards, velux style windows, loft access to water tank.

BEDROOM 5:

Velux style window, single radiator, built in wardrobe and eaves storage cupboard, power points.

BEDROOM 6:

Single radiator, velux style window, built in wardrobe and eaves storage cupboard, power points.

BATHROOM:

Panelled bath with mixer taps and electric shower over, tiled shower area, low level wc, oval vanity wash hand basin with mixer taps, velux style window, single radiator, mirrored vanity cabinet, shavers point/light.



EXTERIOR:

There are several paved areas and terraces that surround the property and from which you can enjoy views of the garden and surrounding countryside. The gardens mainly consist of large easy to maintain lawns, well stocked shrub beds, a variety of mature trees adding to the parklike feel of the gardens, as well as a wildlife pond and a second larger pond stocked with Carp. Garden shed. The property is approached by a long tarmacadam driveway which becomes brick paved as you approach the property. Ample off road parking is provided for numerous vehicles with the brick paving continuing to the property's entrance and continuing further to form a circular turning area and access to the garage block.

PINELOG POOL HOUSE:

Containing a heated salt water swimming pool with thermal cover. There are fitted dehumidifiers and three sets of sliding doors allowing access to a large paved external terrace.

PUMP/BOILER HOUSE:

Containing the pumps, filters and floor standing oil fired boiler supplying the heating for the pool and radiators in the pool house.

GARAGING:

A detached four bay garage with individual electrically operated roller doors, power and light, windows to side.

SITUATION:

Ticehurst is an extremely popular small village with its parish lying in the upper reaches of Bewl Water famous for its sailing, fishing, watersports and surrounding cycle tracks and walkways. In the centre of Ticehurst there is a dry cleaners, hair dressers, greengrocer, chemist, Indian takeaway, garage and a general village shop incorporating a post office. There are a number of local public houses. A further selection of amenities are offered at the larger village of Wadhurst, whilst approximately 11 miles away is the main town centre of Royal Tunbridge Wells offering a more comprehensive range of shops and leisure facilities. The A21 is approximately two and a half miles distance which provides vehicular access to the Kent coast, London, M25 and other major road networks, whilst there are stations at Stonegate, Etchingham and Wadhurst which provide regular commuter services to London Charing Cross and Cannon Street stations with travel times just over one hour. Sporting and recreational facilities in addition to Bewl Water include Dale Hill Golf Club and Hotel.

SERVICES:

Oil fired central heating, septic tank, private drainage.

TENURE:

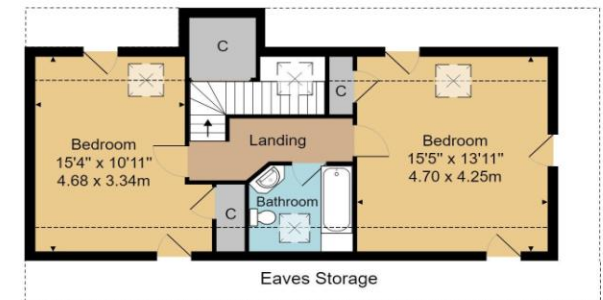
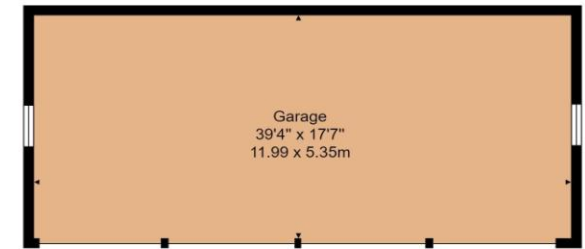
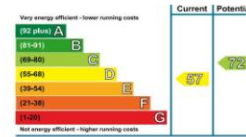
Freehold.

VIEWING:

By telephone appointment to Wood & Pilcher on 01892 511211.



House Approx. Internal Floor Area 4244 sq. ft / 394.3 sq. m
 Swimming Pool Approx. Internal Floor Area 1243 sq. ft / 115.5 sq. m
 Garage Approx. Internal Floor Area 691 sq. ft / 64.2 sq. m
 Approx. Gross Internal Floor Area 6178 sq. ft / 573.9 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

23 High Street, Tunbridge Wells,
 Kent, TN1 1UT
Tel: 01892 511211
 Email: tunbridgewells@woodandpilcher.co.uk
 BRANCHES AT CROWBOROUGH, HEATHFIELD, TONBRIDGE
 TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



