



The Coach House

Burnt Lodge Lane, Ticehurst, East Sussex

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East Sussex TN5 7LA

- 35ft triple aspect open plan kitchen/dining/family room
- 25ft double aspect vaulted reception room
- Double aspect sitting room/bedroom
- 4 further double bedrooms
- 4 bath / shower rooms
- Utility room
- Excellent scope to enlarge
- Enclosed courtyard
- Large garden outbuilding
- Gardens and grounds of approximately 5.15 acres including a paddock and woodland
- Exceptionally quiet rural location
- Lovely countryside views

A most attractive and well-presented Victorian stone-built coach house, which has been sympathetically converted, extended, and improved, situated in a wonderfully quiet and secluded setting with gardens and grounds of approximately 5.15 acres.

Guide price: £1,395,000 Freehold

Situation: The Coach House is situated in an exceptionally quiet and secluded position at the end of a long drive on the outskirts of Ticehurst village and backs onto open fields and woodland, with lovely views over its gardens and grounds and adjoining countryside.

Ticehurst and Wadhurst villages are under 1 mile and 3 miles respectively and offer an excellent range of shops and services for everyday needs. There is also a good selection of schools in the area, including state primary and independent schools, including the well regarded Uplands Community College.

For the commuter, Wadhurst and Stonegate mainline stations are both within 3 miles of the property and provide a regular service to London Charing Cross/Cannon Street in an hour. The A21 is within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away. Tunbridge Wells is approximately 9 miles distant and provides a comprehensive range of amenities including the Pantiles, cinema complex and theatres.

Bowl Water Reservoir, reputedly the largest area of inland water in the South East, is close by and offers a range of leisure activities and water sports including an Aqua Park, walking and cycling trails, sailing, paddleboarding, rowing and fishing.

Description: Originating from 1860, the property is a fine example of a Victorian coach house, which is thought to have been originally the coach house to Ticehurst House.

Having been sympathetically and tastefully converted and extended in 2017. The property has been improved further in the last two years, including new oak double glazing arch windows and oak French doors, installation of an air-source heat pump, fully refurbished maple flooring which runs through the older sections of the house, as well as new private drainage system, 7kw electric home car charging point, and Starlink high speed internet installation delivering c400mb.

The house provides light, flexible and spacious accommodation of approximately 2,260sq.ft/210sq.m, with a modern yet traditional feel, and from being nestled within just over 5 acres of secluded gardens and grounds, which include a large paddock and woodland, are a real feature of the property.

With most attractive external elevations of mellow sandstone and brick beneath a slate tiled roof, the property is situated at the end of a long drive where there is an extensive area for parking. Double gates lead to a Mediterranean-style courtyard, which in turns leads to the front door. Also accessible from the courtyard are oak French doors to both the drawing room and kitchen/dining/family room.

The gardens surround the property and are mainly laid to lawn. There is a variety of established flower beds and borders with climbing plants, and there are good-sized areas of terracing and decking to the rear and side of the house, which are ideal for outdoor entertaining and for enjoying the peace and quiet of the surrounding countryside. From the gardens, pathways meander to areas of woodland, which have a variety of tree species, and to a paddock which is securely fenced on all sides, both providing a lovely outlook from the house and gardens.

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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Points of particular interest:

Superb kitchen/dining/family room extending to approximately 35ft: oak flooring, triple aspect, two sets of French doors - one leading out to the courtyard, the other to a decked area and the garden - feature sandstone wall, roof lantern, doors to utility room and downstairs wc/shower room, further door to stairs to guest bedroom with en-suite shower room.

Impressive drawing room with a vaulted ceiling and exposed timbers, open fireplace with full height feature brick chimney breast and stone hearth, refurbished maple floor (extending throughout the rest of the ground floor), three pairs of French doors with attractive arched windows leading out to courtyard and garden.

Sitting room/bedroom: double aspect with French doors out to the garden, maple floor.

Upstairs bedroom: vaulted ceiling, low feature arched windows, maple floor, en-suite shower room.

Bedroom: triple aspect, maple floor, French doors leading to garden.

Bedroom: window overlooking courtyard, built in cupboards and shelves.

Self-contained upstairs bedroom: window overlooking courtyard, stripped wooden floor, two fitted wardrobes, eaves storage, en-suite shower room.

Services: Mains water and electricity. Private drainage (new system installed in 2022).

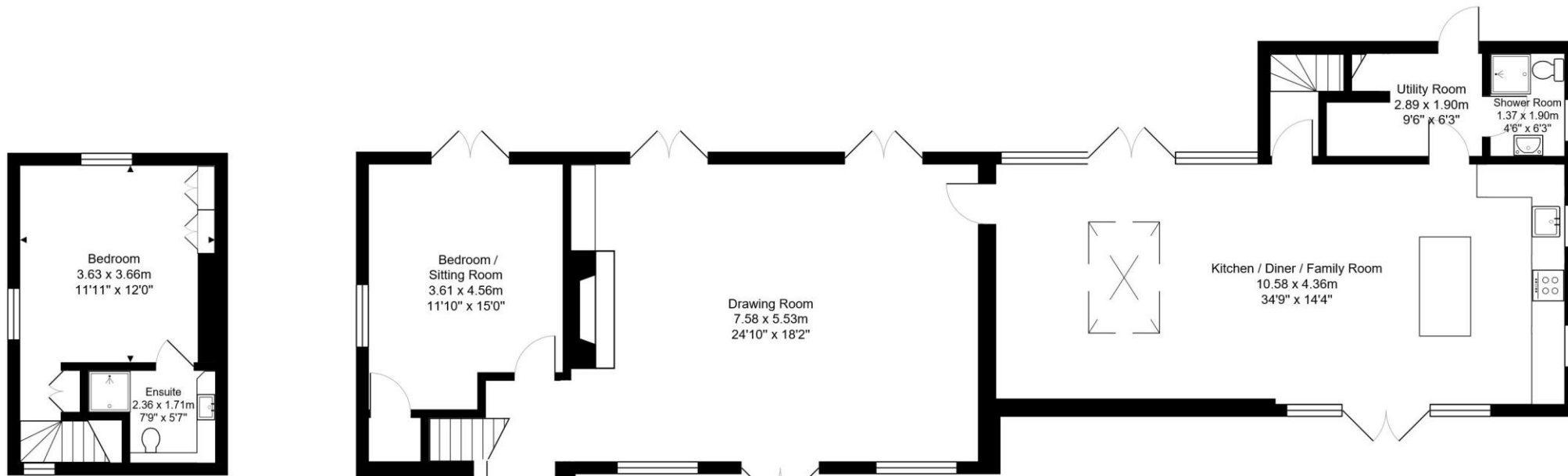
Air-source heat pump and oil-fired central heating

Local Authority: Rother District Council

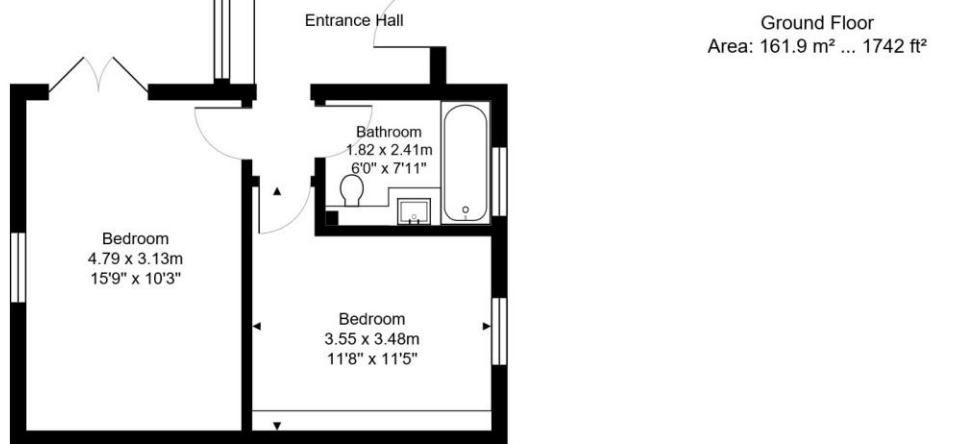
Council Tax Band: G

Current EPC Rating: E

Directions: From our offices in Durgates turn left towards the village and continue through the High Street on the B2099 towards Ticehurst. After driving through Wallcrouch take the next turning on the left into Burnt Lodge Lane and then take the first entrance on the left. Follow the drive bearing right and continue to the end where you will find The Coach House.



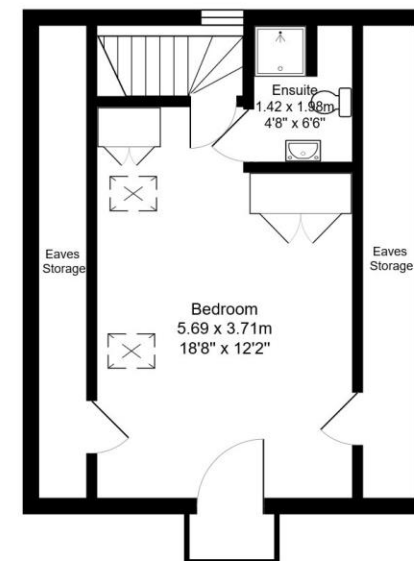
First Floor Original
Area: 20.1 m² ... 216 ft²



Ground Floor
Area: 161.9 m² ... 1742 ft²



Total Area: 209.6 m² ... 2257 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only



First Floor New
Area: 27.7 m² ... 298 ft²

Important notice: These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only a relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.





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