



4 St Marys Lane
Ticehurst, East Sussex

An exceptionally pretty and charming Grade II listed semi-detached cottage with a wealth of period features, situated in the heart of Ticehurst village overlooking St Mary's Church. NO CHAIN.

Guide price £300,000 Freehold



Situation:

The property is situated within the Ticehurst Conservation Area in the centre of the vibrant village of Ticehurst which offers a good range of local shops and amenities including a village store/post office, chemist, zero-waste shop, pubs, gallery, café, primary school, village hall and recreation ground.

Wadhurst is just 3½ miles distant and offers a wider selection of local amenities and the regional centre of Tunbridge Wells is 10 miles distant and provides a comprehensive range of facilities including The Pantiles, Royal Victoria shopping centre, cinema complex and theatres. Wadhurst Station (4 miles distant) provides rail services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with a journey time of about an hour. Regular bus services also operate from Ticehurst to Wadhurst and Tunbridge Wells and the A21 is just over 2 miles to the east providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 32 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 50 miles away.

The beautiful surrounding countryside includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East.

Description:

4 St Marys Lane is a delightful Grade II semi-detached cottage dating from the 16th Century with most attractive brick and tile hung external elevations beneath a tiled roof.

On the market for the first time in nearly 50 years and having been a much-loved home, the property benefits from good ceiling heights throughout and a wealth of period features, including some lovely, exposed beams, an inglenook fireplace, latch doors and glass bottle windows. The property provides light and spacious accommodation, although requires updating throughout, and also offers scope to extend subject to the necessary consents.

The property is a back to front house, being accessed directly from St Marys Lane via the back door, which leads into the hallway with a staircase to the first floor. On the ground floor there is a small kitchen, a bathroom, a good-sized sitting room with large inglenook fireplace fitted with a wood burner and feature alcove. There is a door through to a separate dining room with wall and ceiling timbers and both the sitting room and dining room overlook the garden and church, and the front door leads from the sitting room out to the secluded, south facing rear garden. On the first floor are two double bedrooms, both overlooking the garden and church. The main bedroom has an attractive fireplace and an ensuite WC with a bidet - and both bedrooms have wash basins. There is access from the main bedroom to large eaves storage with access to the attic.

Outside, to the side is a small area of garden, off street parking for one car and there is also a side gate giving access to the rear garden, which is laid to lawn and planted with variety of shrubs and trees and bordered by mature mixed hedging. There is garden shed and a wooden outbuilding which is attached to the cottage and has the benefit of water and power.

Services: Mains water and electricity

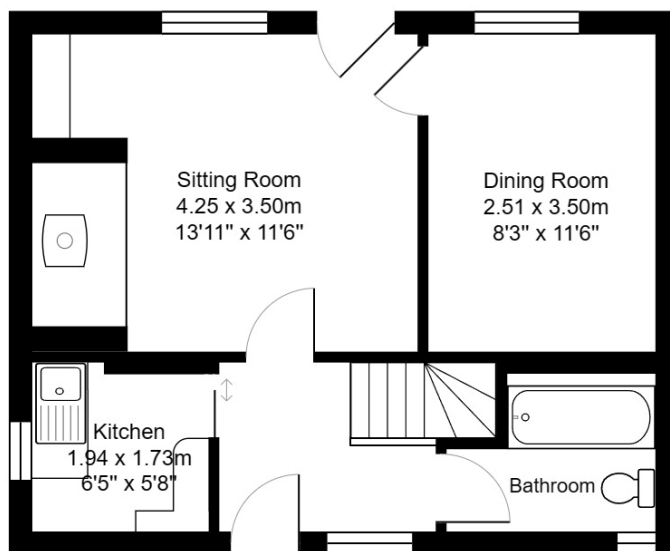
Local Authority: Rother District Council (01424) 787878

Council tax band: D

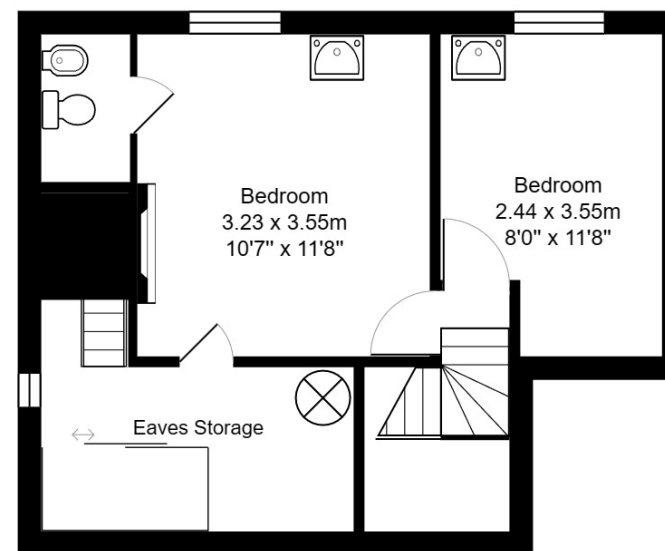
Property address: 4 St Marys Lane, Ticehurst, East Sussex TN5 7AU

01892 786720 www.greenlizardhomes.co.uk

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



Ground Floor
Area: 37.7 m² ... 406 ft²



First Floor
Area: 26.6 m² ... 287 ft²

Total Area: 64.4 m² ... 693 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only.



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 and should not be 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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