



Little Paddock

High Street, Ticehurst
East Sussex

A beautifully presented 1950s detached chalet bungalow that has been extensively refurbished and enlarged to a high standard to provide a light, contemporary and versatile living space, benefiting from being situated on the High Street within easy walking distance of village amenities.

Guide price £725,000 Freehold

Situation:

The property is situated on the High Street within easy walking distance of the centre of the much sought after village of Ticehurst, which offers a good range of shops and amenities including a village store/post office, chemist, doctor's surgery, pubs, gallery, café, primary school, village hall and recreation ground.

Wadhurst is just over 3 miles distant and offers a wider selection of local amenities, including the well-regarded Uplands Community College, and the regional centre of Tunbridge Wells is 10 miles distant and provides a comprehensive range of amenities including the Pantiles, cinema complex and theatres. Stonegate station (3 miles distant) and Wadhurst station (4 miles distant) provide services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with a journey time of just over 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, where a wide range of water sports can be enjoyed

Description:

Little Paddock is a spacious and beautifully presented 1950s chalet bungalow with external elevations of brick, render and weather boarding beneath a tiled roof, that has been extensively refurbished and enlarged by the current owners to provide light, contemporary and versatile accommodation, including an excellent kitchen/diner, modern bath/shower rooms, new double glazed windows and doors, oak flooring throughout the ground floor, a full re-wire and a new heating and hot water system with under floor heating throughout the ground floor.

Arranged over two floors the accommodation includes on the ground floor; a good-sized entrance hall with a feature fireplace with a through room wood burning stove, a sitting room with a feature fireplace with a through room wood burning stove, a family room/study, a beautifully appointed kitchen/diner with an extensive range of modern wall and base units with Silestone worksurfaces, integrated appliances including 2 Neff ovens, a Bosch gas hob, a dishwasher and space for an American fridge/freezer and two sets of bi-fold doors leading to the garden, a utility room and a double bedroom and an ensuite/cloakroom. On the first floor there is a spacious landing with a good-sized storage cupboard, a double aspect master bedroom with fitted wardrobes and a well appointed ensuite including a bath and separate shower, two further double bedrooms (one being double aspect) and a well appointed family bathroom with a freestanding roll top bath and separate shower.

Outside there is hedging to the front which provides a good degree of privacy, a good-sized block paved drive providing parking for 4/5 cars and a detached single garage. A close board side gate gives access to the large rear garden which is mainly laid to lawn with a variety of mature shrubs and trees. There is a good-sized terrace to the rear of the house which is ideal for outdoor entertaining and sleeper steps lead down to the lawn with raised beds either side. The garden has fencing and hedging to all sides.

Services: Mains water and electricity. Gas-fired central heating

Local Authority: Rother District Council (01424) 787000

Current EPC Rating: C

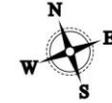
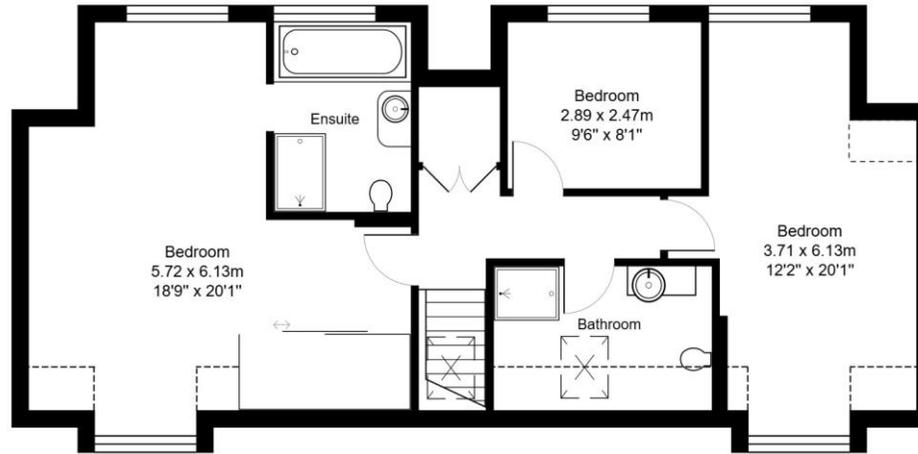
Current council tax band: E (£2,975.52 per annum)

Property address: Little Paddock, High Street, Ticehurst, East Sussex TN5 7BG

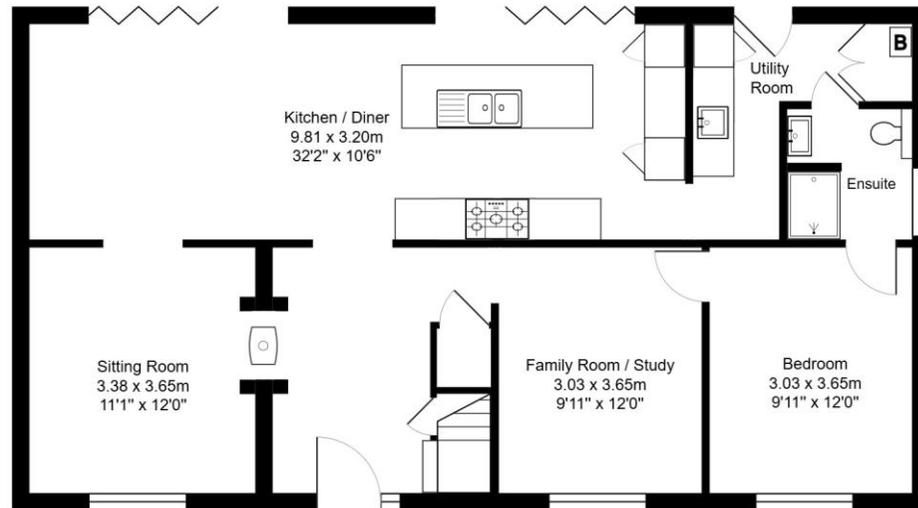


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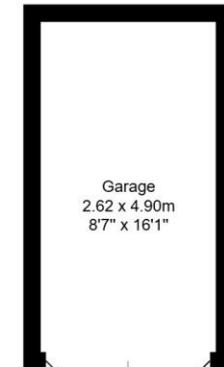
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



First Floor
Area: 73.2 m² ... 788 ft²



Ground Floor
Area: 92.0 m² ... 990 ft²



(Not shown in actual location)
Area: 12.8 m² ... 138 ft²

Total Area: 178.1 m² ... 1917 ft²
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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