

Tulip Tree Cottage
4 Marpit Gardens, High Street
Ticehurst, TN5 7BB

burnett's
Individual Property : Individual Service



Located close to the centre of the vibrant village of Ticehurst, this classic Arts & Crafts semi-detached house benefits from off-road parking, a detached garage/workshop, southerly facing garden and light and spacious accommodation, including: double ended sitting/dining room, conservatory, kitchen, utility room, WC, two double bedrooms, a study/cot room and shower room. EPC: D

Offers in Excess of £450,000 Freehold

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Tulip Tree Cottage, 4 Marlpit Gardens

High Street, Ticehurst, TN5 7BB

Offers in Excess of £450,000 Freehold

Believed to date back to the late 20s/early 30s, this attractive semi-detached Arts & Crafts style house offers light and spacious accommodation, considered to offer potential to extend, subject to the necessary consents.

The property benefits from double glazing throughout, off-road parking for several cars, a detached garage with workshop space and an enclosed southerly facing garden.

The front door opens into an enclosed porch, which in turn opens into the entrance hall, with stairs rising to the first floor.

Originally two rooms and at some point knocked through into one large double ended space, the sitting/dining room features two fireplaces, one housing a woodburning stove with tiled hearth, and one decorative cast iron fireplace with tiled inserts and granite hearth, with built-in cupboards and shelves in the alcoves between the two. Windows look out to the front and French doors lead to the conservatory. The double glazed conservatory in turn leads out to the rear garden via French doors and has a tiled floor, radiator and power.

The kitchen has a window to the side and is fitted with wall and base units with an integrated undermount oven and 4-ring electric hob, worktop and sink. There is space for a fridge freezer. Adjoining the kitchen is a separate utility room with space/plumbing for a washing machine and dishwasher, further worktop space with a sink and cupboard below. A downstairs WC completes the ground floor accommodation.

Arranged over the first floor are two generous double bedrooms and a third small room with built-in wardrobes/cupboard that would work well as a study, cot room or dressing room. It is considered there may be potential to extend the third room out over the utility room to create a third bedroom, subject to the usual consents being granted. Completing the first floor is a shower room with large shower cubicle, WC, washbasin and heated towel rail.

Externally, the property is set back from the road and has a gravel driveway providing parking for up to five vehicles to the front and side of the house. At the end of the driveway is a large detached single garage, with workshop space, power and lighting.

To the rear of the house is a pretty, enclosed south-south-westerly facing garden with paved patio and an area of lawn. There are planted flower and shrub beds, a small raised ornamental pond and an arbour. The garden is fence enclosed and there is conifer hedging along the rear boundary.

The house is located close to the centre of Ticehurst village, which offers a lot of amenities including an

award-winning pub in The Bell Inn, a village store with post office facilities, open seven days a week, a greengrocers, Buy the Weigh (zero waste shop and popular cafe), a chemist, hairdressers, florist, The Greedy Goat café, a dry cleaners, a charming gift shop, an art gallery, an India restaurant and take away, a lady's clothes shop, a haberdashery and homeware shop, and an interior designers. There is also St Mary's Church, in the centre of the community, a doctors surgery, and a "good" primary school (2019 Ofsted). Just down the road from this property is the village hall, with club lounge, bar and library, and recreation ground with play area.

Located in the High Weald Area of Outstanding Natural Beauty, the surrounding countryside provides a wealth of walking opportunities and stunning scenery, including nearby Bewl Water Reservoir and Bedgebury Pinetum.

Nearby Hawkhurst has supermarkets, a small cinema and other amenities. Tunbridge Wells offers more comprehensive shopping and recreational facilities. There are bus services to both from the village.

The nearest station is at Stonegate (3.2 miles), serving London Charing Cross and Cannon Street (Stonegate to London Bridge in just under 1hr).

Dale Hill Golf Course, a well known course designed by Ian Woodnam, lies on the outskirts of the village.

Material Information

Rother District Council. Tax Band D (rates are not expected to rise upon completion).

Mains Gas, electricity, water and sewerage.

The property is believed to be of brick construction with slate tiled roof.

We are not aware of any safety issues or cladding issues. We are not aware of any asbestos at the property.

The property is located within the High Weald AONB and an Article 4 area.

The title has easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

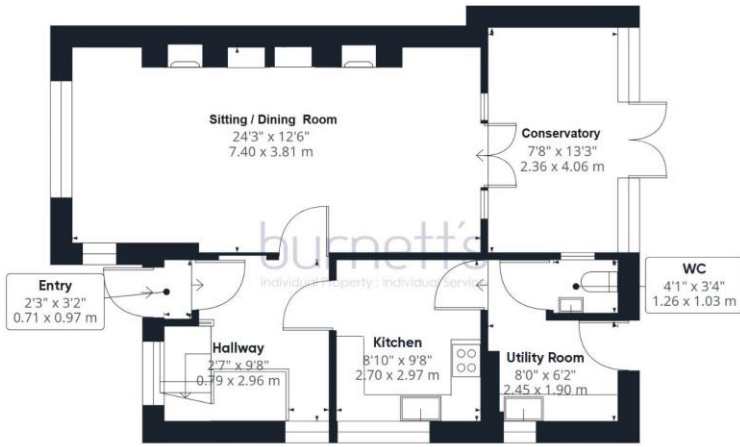
Broadband coverage: According to Ofcom, Superfast broadband is available to the property.

There is mobile coverage from some networks.

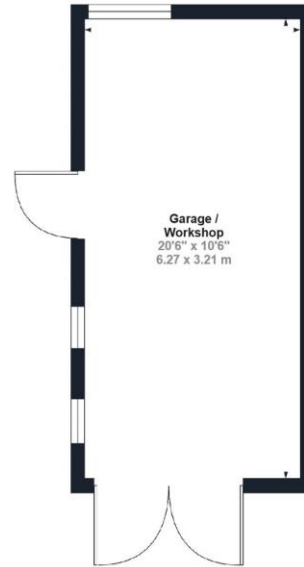
We are not aware of any mining operations in the vicinity.

Planning permission has been granted for 5 new houses to be built to the West of Orchard Farm, which lies behind this property, accessed off Lower St Mary's Platt. We are not aware of any other planning proposals on neighbouring properties.

The property does not have step free access.



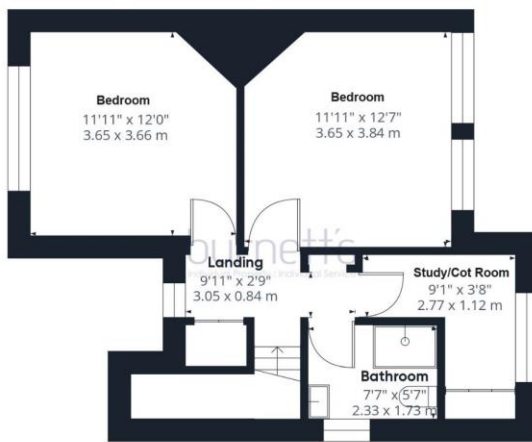
Ground Floor



Approximate total area⁽¹⁾

House
1102.07 ft²
102.39 m²

Garage
219.4 ft²
20.38 m²



First Floor

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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www.burnetts-ea.com

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.