



burnett's
Individual Property : Individual Service



Tucked away, yet within half a mile of the village amenities and school, is this recently updated semi-detached two bedroom house with allocated parking for two cars and private garden. EPC: D

Offers in Excess of £300,000 Freehold

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Individual Property : Individual Service



Mayfield Office:
3 Church View House,
High Street, Mayfield,
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Wadhurst Office:
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3 Lavender Gardens

Ticehurst, TN5 7LZ

Offers in Excess of £300,000 Freehold

Tucked-away in a quiet cul-de-sac is this modern two bedroom semi-detached house, which has been tastefully updated in recent years to include new flooring and kitchen, fresh decor, new soffits and fascias, and a new boiler in 2022.

The ground floor has been laid with beautiful engineered Oak flooring and the kitchen re-fitted with contemporary shaker units with marble effect worktops. There is an integrated oven, gas hob with extractor over and dishwasher, plus space for a tall fridge freezer, washing machine and tumble dryer. The living space is large enough to accommodate sitting, dining and study spaces.

Upstairs there are two double bedrooms and a good sized bathroom with shower mounted over the bath. The house has double glazing throughout and gas central heating.

To the rear of the house is a fence enclosed garden with paved patio and artificial grass, outside tap and space for a garden shed. The garden can be accessed down a shared pathway to the side of the house, with gated access.

Location

Ticehurst is a picturesque village located about 3.5 miles East of Wadhurst and about 10 miles South-East of Royal Tunbridge Wells, in the High Weald Area of Outstanding Natural Beauty.

The village offers a lot of amenities including an award-winning pub in The Bell Inn (plus two more pubs close by), a village store with post office facilities, open seven days a week, a greengrocers, Buy the Weigh (zero waste shop and popular cafe), chemist and hairdressers, among others. Close to this property is the village hall and recreation ground with children's playground, and the village primary school, which is rated Good by Ofsted. There is also St Mary's Church, in the centre of the village and Dale Hill Golf Course and Hotel nearby, which also has leisure facilities.

The surrounding countryside provides a wealth of walking opportunities and stunning scenery, including nearby Bewl Water Reservoir and Bedgebury Pinetum, which are popular attractions. Nearby Hawkhurst (5 miles) has supermarkets, a small cinema and other amenities. Tunbridge Wells offers more comprehensive shopping and recreational facilities.

The nearest stations are at Stonegate (3.7 miles), Wadhurst (5.6 miles) and Etchingham (4.5 miles).

These all serve London Charing Cross and Cannon Street (Stonegate to London Bridge in just under 1 hr). There is a bus service that runs through the village serving Hawkhurst, Wadhurst, Wadhurst station and Tunbridge Wells.

Wadhurst has a secondary school and there are prep schools in Hawkhurst. Tunbridge Wells offers a wider selection of educational facilities including boys and girls grammar schools.

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 cavity brick and block construction with insulation and a concrete tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property, although there are some artex ceilings.

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

The title has restrictions and 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, Ultrafast broadband is available to the property.

Mobile Coverage: There is mobile coverage, best from 02.

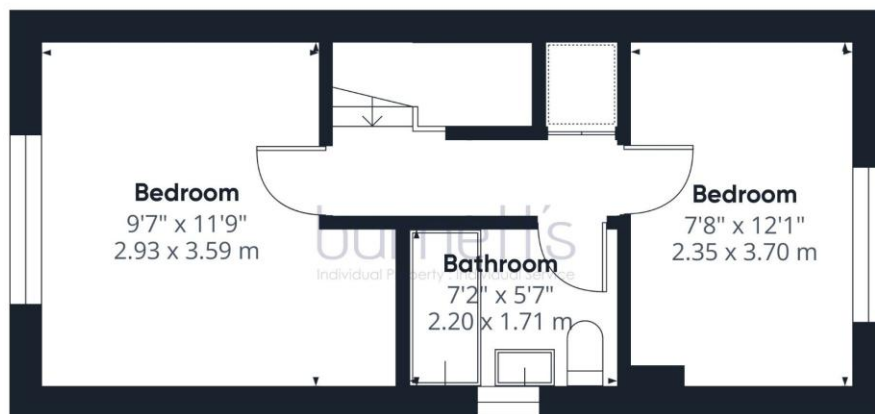
We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



First Floor



Ground Floor

Approximate total area[®]

616.55 ft²
57.28 m²

Reduced headroom

7.48 ft²
0.7 m²

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

