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Individual Property : Individual Service



A beautifully presented, light and spacious detached house offering flexible accommodation in a tucked-away, private location at the end of a long driveway, with wrap-around gardens that back onto an orchard, close to the village centre and within a short walk of Bewl Water. EPC: D

Guide Price £975,000 Freehold



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The Garden House

Ticehurst, Wadhurst, TN5 7HT

Guide Price £975,000 Freehold

Believed to have originally been built in the 1950s but significantly re-imagined by a previous owner who was an architect, and much improved by the present owners, The Garden House is an inspired, detached house offering light and spacious, flexible accommodation, with a rustic Oak clad exterior.

The house is tucked-away in a very private, garden setting at the end of a long, private driveway, which offers parking for several cars (in tandem).

The gardens wrap around the house and expand out behind the house, where there is a large lawn with raised vegetable beds, a greenhouse, a gravel seating area and native hedge boundaries. There are further seating areas to the side and front of the house including a broad, South-facing paved patio off the sitting room. There is also a garden shed to the side of the house. The property backs onto a small orchard.

Points of particular note include:

- The welcoming, spacious, vaulted entrance hall with useful storage cupboards built in including a walk-in store with plumbing for laundry appliances.
- Sanded and polished strip wood flooring throughout much of the ground floor.
- Flexible accommodation depending on requirement including up to five bedrooms, served by three bath/shower rooms, still leaving you the main reception rooms and study.
- Open plan kitchen/living/dining space, ideal for entertaining and/or family living, with multi-fuel stove and two sets of bi-fold doors to the rear garden terrace.
- Recently replaced kitchen units with two integrated Bosch ovens, and a five burner gas hob. The impressive marble topped island has an undermount sink and dishwasher plus additional storage.
- Double aspect sitting room with woodburner and wide sliding doors to the South-facing patio.
- Recently replaced and updated shower/bath rooms.
- Recently installed gas central heating system with new boiler and radiators.
- Galleried landing with vaulted ceiling, dormer window and skylight.
- Two generous double bedrooms on the first floor with vaulted ceilings, Juliet balconies and built-in wardrobes, one with en suite bathroom.

Ticehurst is a lovely village with a thriving community. Amenities include an award-winning pub in The Bell Inn, plus a welcoming country pub in Three Leg Cross, just down the road, a village store with post office facilities, Buy the Weigh (zero waste shop and popular cafe), a pharmacy, hairdressers, florist, a dry cleaners, a charming gift shop, an art gallery, an India restaurant and take away, a lady's clothes shop, and a haberdashery. There is also St Mary's

Church and a village hall, with club lounge, bar and library, and recreation ground with play area.

Ticehurst has a "good" primary school (2019 Ofsted) and there are secondary state options in Wadhurst (3 miles), Robertsbridge (7 miles) and Heathfield (9.5 miles), plus several private schools around the area, including Hawkhurst (6 miles), Bodiam (8.7 miles), and Sacred Heart in Wadhurst. Tunbridge Wells offers further options including grammar schools.

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 (about 1 mile) and Bedgebury Pinetum.

Nearby Hawkhurst has supermarkets, a small cinema and other amenities. Tunbridge Wells (10 miles) offers more comprehensive shopping and recreational facilities. There are bus services to both from the village.

The nearest station is at Stonegate (3 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 G (rates are not expected to rise upon completion).

Mains Gas central heating plus solid fuel burners, mains electricity, water and drainage.

The property is believed to be of brick construction with oak clad elevations and cavity wall insulation under a clay 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.

The title refers to easements relating to service pipes and cables. 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 variable mobile coverage from various networks.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

