



Peter
Buswell
Independent Family Estate Agents

Rural Location in Three Leg Cross Ticehurst

Guide Price £850,000

🛏 4 🚿 2 🛋 3



In a picturesque rural location in the hamlet of Three Leg Cross nearby the sought-after village of Ticehurst, this enchanting four-bedroom detached character house offers a rural lifestyle paired with modern comforts. Boasting far-reaching countryside views to the front, the property combines timeless charm with a versatile layout, ideal for family living and entertaining.

The driveway to the side of the house provides parking for up to three vehicles and leads to a garage, ensuring practicality and convenience. Upon entering, a spacious entrance hall welcomes you, featuring a slate-tiled floor and a striking wooden staircase with a carpet runner that ascends gracefully to the first floor. The hallway connects to the main living spaces, including a well-equipped kitchen/breakfast room, a formal dining room, and a generously proportioned family living room. The living room benefits from dual-aspect doors that open onto the garden, filling the space with natural light and providing effortless access to the outdoors. Adjacent to the living room, a sunny conservatory extends the entertaining space, with additional doors leading to both the dining room and the garden.

The dining room is both expansive and functional, featuring built-in shelving and cupboards, perfect for storage or displaying treasured items. This room also connects back to the entrance hall, ensuring a smooth flow throughout the ground floor.

Upstairs, the first-floor landing provides access to three well-appointed bedrooms and a contemporary shower room. A stylish iron spiral staircase leads to the second floor, where a stunning fourth bedroom awaits, along with a luxurious bathroom featuring a slipper bath and modern fixtures.

Outside, the garden envelops the property, offering beautifully landscaped areas to the rear, side, and front. Whether enjoying a morning coffee on the patio or savouring the countryside views to the front, this outdoor space is a true sanctuary.





- GUIDE PRICE £850,000 TO £875,000
- FOUR BEDROOM DETACHED HOUSE
- SITUATED ON A RURAL LANE IN THREE LEG CROSS, TICEHURST WITH VIEWS
- GREAT FAMILY SPACE AND A CONSERVATORY
- FITTED KITCHEN/ BREAKFAST ROOM
- TWO BATHROOMS
- BEAUTIFUL WRAP AROUND GARDEN
- SINGLE GARAGE & OFF ROAD PARKING
- EPC RATING E
- COUNCIL TAX BAND G



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		