

# The Haven




Pashley Road, Ticehurst, East Sussex





An attractive detached Victorian country house offering substantial and beautifully presented family accommodation as well as excellent equestrian facilities, located in a delightful rural setting.

Ticehurst 1 mile, Hawkhurst 5.4 miles, Cranbrook 8.8 miles, Etchingham Station 4.5 miles (London Bridge from 56 minutes), Tunbridge Wells 12.5 miles (London Bridge from 44 minutes), Central London 55 miles.  
(All distances and times approximate).

		
5-6	3	6-7

Summary of accommodation

House

**Ground Floor:** Entrance hall | Lounge | Sitting Room | Reception Room | Boot Room | Kitchen  
Dining Room | Utility Room | Cloakroom  
**First Floor:** Principal Bedroom with En Suite Bathroom, Dressing Room and Balcony  
3 Further Bedrooms (one with En Suite Shower Room) | Family Bathroom  
**Second Floor:** Bedroom 5 | Study/Bedroom 6

Garden and Grounds


Stunning Mature Gardens | Stabling | All Weather Manege | Paddocks | Woodland  
In all about 9.5 acres





Situation


(Distances and times are approximate)

The property occupies a delightful rural setting on the outskirts of the popular village of Ticehurst and within the High Weald Area of Outstanding Natural Beauty.

 The village is well equipped for everyday needs with a local shop, post office, doctors’ surgery, pharmacy, church and public houses.

 There is an excellent choice of schooling in the area, in both the state and private sectors, including Marlborough House and St Ronan’s at Hawkhurst, Dulwich Preparatory School in Cranbrook, Benenden School, Holmewood House Preparatory School in Langton Green, Tonbridge School, Kent College (for girls) at Pembury. There are also grammar schools for boys and girls in Tunbridge Wells and Tonbridge, and we understand the property lies within the Cranbrook School Catchment Area.

 The area has excellent road links from the A21 at Hurst Green.

 The area has access to mainline rail services to London from nearby Etchingham as well as from Tunbridge Wells.





## The Property

The Haven comprises a most attractive detached Victorian country house providing substantial and elegant family accommodation, arranged over three floors, with a perfect blend of modern convenience and character features such as high ceilings, exposed brick and hardwood floors. To the rear of the house, the fantastic kitchen/dining room is a particular feature and has bi-fold doors across one wall opening out to the terrace and gardens creating an ideal entertaining space.

On the first floor, there are four good sized bedrooms and a family bathroom. The principal bedroom benefits from a generous en suite bathroom, a dressing room and French doors leading to a fabulous balcony/sun terrace with stunning and far-reaching rural views. The second bedroom also has an en suite shower room.

On the second floor there is a further bedroom as well as a useful study (or sixth bedroom if required).

## Gardens and Grounds

Outside, the house sits within beautiful gardens which are laid to lawn with a multitude of mature trees, shrubs and plants. The gardens lead on to the equestrian facilities which include four stables, a tack room, feed room, all weather manège, paddocks and some woodland.

In all about 9.5 acres.





## Property Information

**Tenure:** Freehold

**Services:** Mains water and electricity. Oil-fired heating.  
Private drainage. Full Fibre Broadband  
connection available.

**Local Authority:** Rother District Council,  
Tel. 01424 787878

**Council Tax:** Band G

**EPC:** E

**Directions (TN5 7HE):** From Tunbridge Wells, proceed south on the Frant Road (A267). Continue for 2.7 miles, passing through Frant, and turn left onto Wadhurst Road (B2099 signposted Wadhurst/Ticehurst). Continue on the B2099 for 8.6 miles and the entrance to The Haven will be found on the left-hand side (just before Pashley Manor on the right).

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area  
314 sq.m / 3,376 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated February 2025.

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