

# 14 Lower St Mary's

Ticehurst, East Sussex





An attractive modern detached family house, offering substantial and beautifully presented accommodation, set in the heart of the village.

Stonegate station 3.5 miles (London Bridge from 60 minutes). Wadhurst station 5.1 miles (London Bridge from 54 minutes). Goudhurst 6.4 miles. Tunbridge Wells 10.6 miles (London Bridge from 44 minutes)  
Rye 18.6 miles. London 50 miles.  
(All times and distances approximate)

  
6

  
4

  
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Summary of accommodation

House

**Ground Floor:** Ground Floor: Entrance Hall | Study | Dining Room | Living Room | Kitchen/breakfast Room  
Utility Room | Cloakroom

**First Floor:** Principal Bedroom with en suite Bathroom | Bedroom 2 with En Suite Shower Room  
Two Further Bedrooms | Family Bathroom

**Second Floor:** Two Bedrooms | Shower Room

Garden and Grounds

Lawned Garden | Large paved terrace | Garage



Situation

The property is located within the High Weald Area of Outstanding Natural Beauty, on a favoured residential road in the heart of the ever popular village of Ticehurst.



Ticehurst offers a good range of local amenities and shops including post office, village store, award winning public house, zero waste shop, parish church and village primary school. A wider range of facilities can be found at nearby Wadhurst as well as Mayfield and Tunbridge Wells.



There is an excellent choice of schooling in the area, in both the state and private sectors, including primary schools in Ticehurst and Stonegate, Holmewood House Preparatory at Langton Green, Marlborough House Vinehall in Robertsbridge, St Ronan's in Hawkhurst, Uplands Community College in Wadhurst and public schools including Mayfield School, Tonbridge School, Bede's and Eastbourne College.



Mainline stations can be found at Stonegate, Wadhurst and Tunbridge Wells providing a regular service to London in around an hour.





## The Property

An attractive detached double fronted family house, built by Millwood Designer Homes, which offers beautifully presented accommodation totalling 2635 sq ft, arranged over three floors. The front door opens into a reception hallway giving access to the dining room and study which both have lovely bay windows overlooking the front. To the rear, the elegant living room is double aspect with French doors opening out to the rear terrace and garden. The fantastic kitchen/breakfast room is very well-appointed with a range of bespoke units and integrated appliances. To one end, there is space for a dining table and French doors opening out to the rear terrace and gardens creating the perfect space for entertaining. There is also a useful utility room off the kitchen with a door to the side.

On the first floor, there are four good sized bedrooms and a family bathroom. The principal bedroom is double aspect and has fitted wardrobes and an en suite bathroom. The second bedroom also benefits from a fitted wardrobe and an en suite shower room. There are two further large bedrooms on the second floor as well as a shower room.

## Outside

The house is approached via a private road leading to the house and garage. To the rear of the house there is a large paved terrace, spanning the width of the house. The garden is laid to lawn and enjoys fabulous views over the adjoining field towards the church.





## Property Information

**Tenure:** Freehold

**Services:** Mains water, gas and electricity. Gas-fired heating. Mains drainage.

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

**Council Tax:** Band G

**EPC:** B

**Postcode:** TN5 7AW

**Directions:** From Tunbridge Wells, proceed in a southerly direction on the A21. At Flimwell crossroads, turn right onto the B2087 towards Ticehurst. After 1.7 miles, turn right onto the B2099 (High Street). After 0.2 of a mile, turn left onto Lower St Marys (private road, immediately before the 'no entry' St Marys Lane). Continue on this private road, round the right-hand bend and then round to the left, where number 14 will be found.

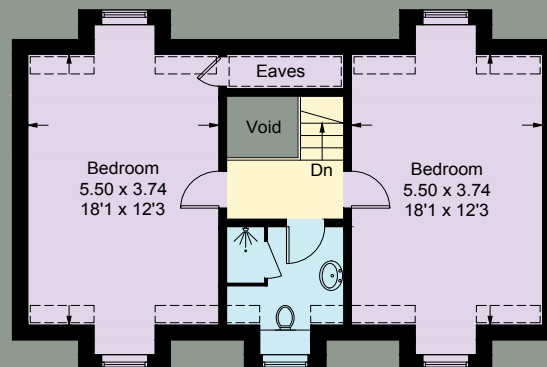
**www.what3words.com/sailor.stealthier.topic**

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



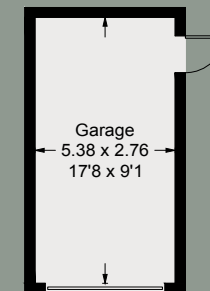
Approximate Gross Internal Area  
House: 244.8 sq m / 2635 sq ft  
Garage: 14.8 sq m / 159 sq ft  
Total: 259.6 sq m / 2794 sq ft (excluding void)

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.

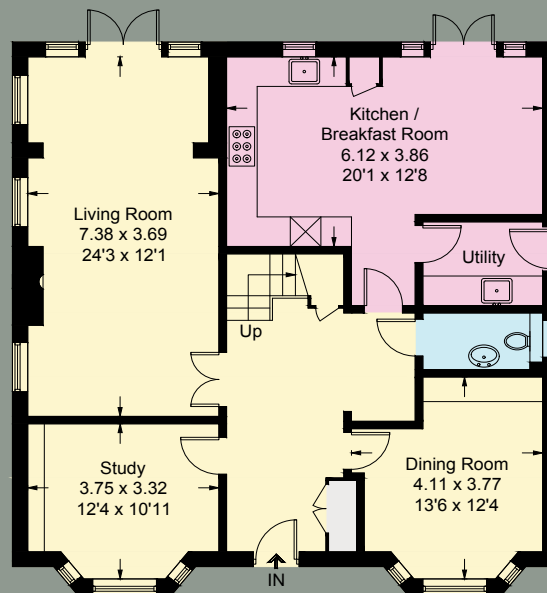


Second Floor

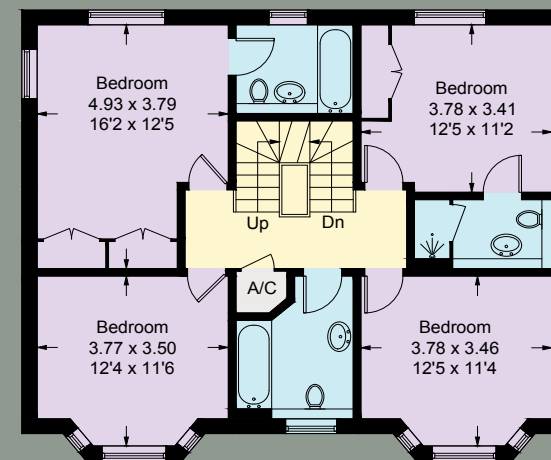
= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

**Knight Frank**  
47 High Street  
Tunbridge Wells  
TN1 1XL  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Lucy Hallett**  
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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 April 2025. Photographs and videos dated April 2025.

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