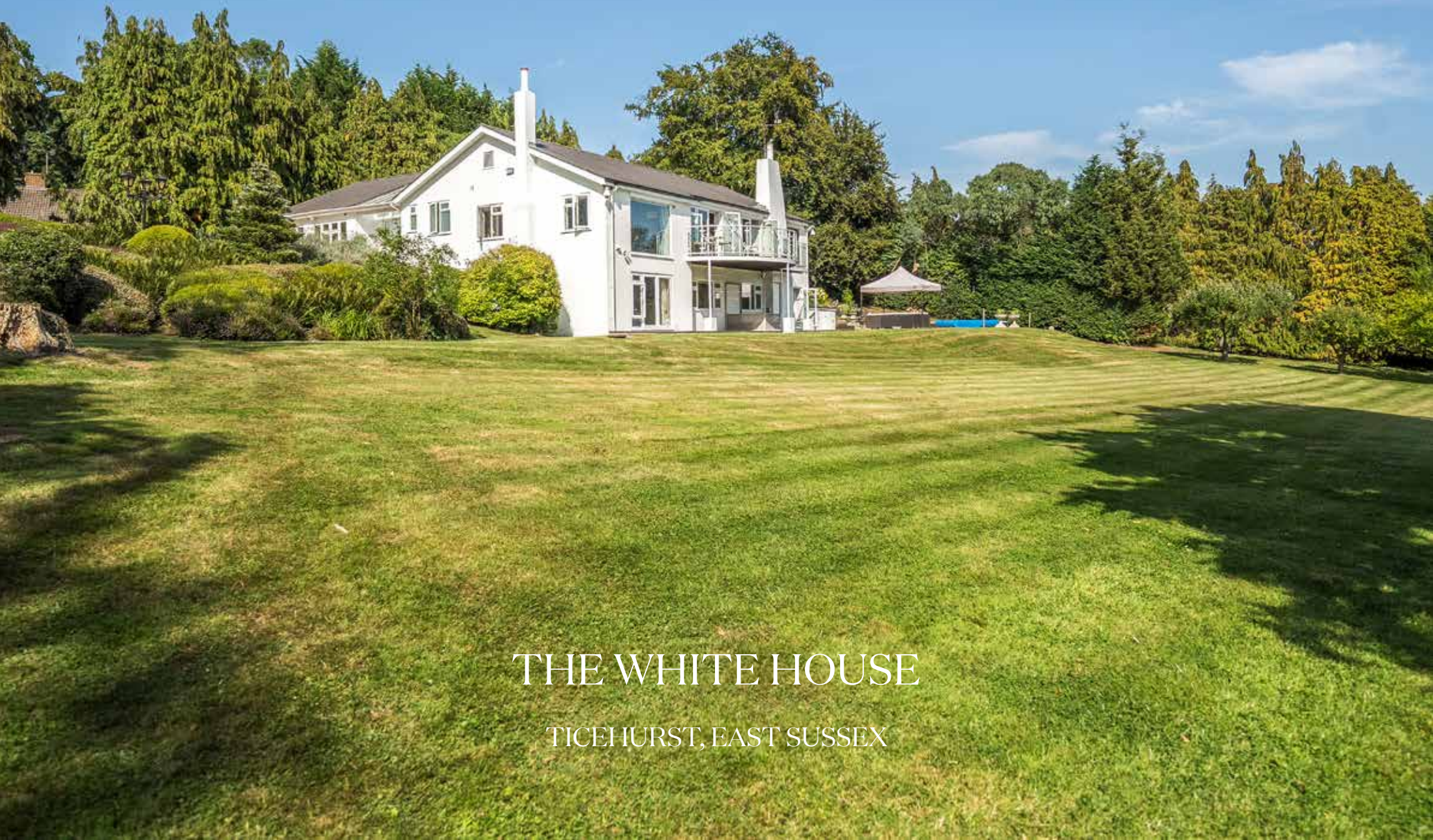




THE WHITE HOUSE

TICEHURST, EAST SUSSEX



A DETACHED FAMILY HOME SET IN AN ELEVATED POSITION

With planning permission in place to extend and set in approximately 5 acres, with a gym, swimming pool and wonderful southerly views over surrounding countryside.

			EPC
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Local Authority: Rother District Council
Council Tax Band: G
Tenure: Freehold

Services: Mains water and electricity. Gas-fired central heating. Private drainage.
Postcode: TN5 7HX

what3words: snug.ignites.villa

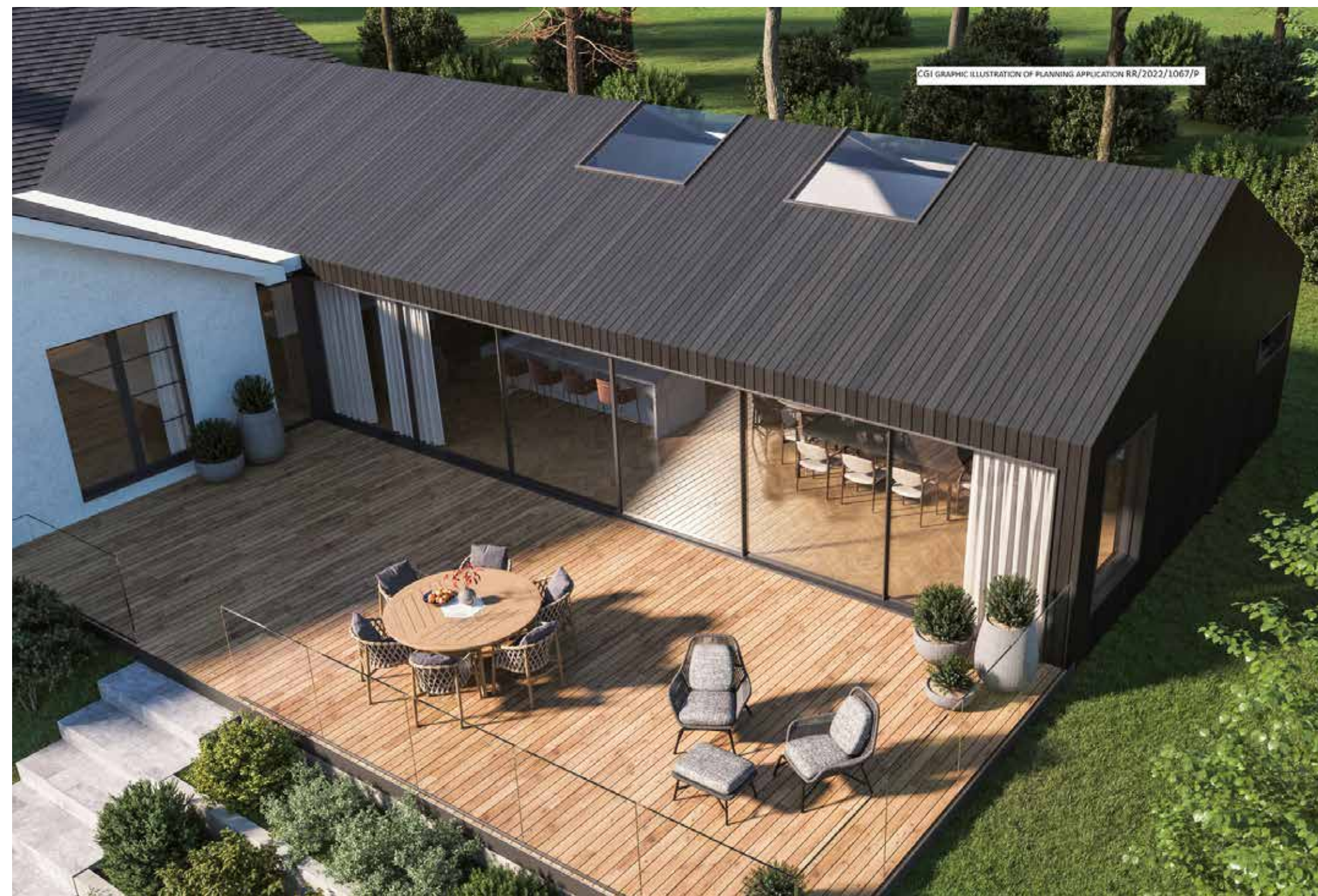


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A welcoming entrance hall leads to all of the principal living space including a contemporary, bespoke kitchen with a large island and stunning Quartz worktops. An impressive, L-shaped sitting/dining room is accessed directly from the kitchen with a vaulted ceiling and French doors leading to a balcony with uninterrupted views across the wrap-around garden and surrounding countryside. The living space continues with a sun room, study, gym, utility room and cloakroom. There are two en suite bedrooms on this level.

The principal bedroom is located on the lower ground floor with a luxuriously appointed en suite, complete with a large shower and magnificent free-standing bath. There are three further bedrooms on this level, one en suite, and a well-appointed shower room.





GARDENS AND GROUNDS

Outside, the property is approached via a private drive with electric gates that leads to a large parking area for several cars. The wrap around garden has been beautifully landscaped and extends to approximately five acres with a heated swimming pool, large pond, woodland area and majestic lawns with southerly views across the beautiful surrounding countryside. There are a variety of outbuildings including a garage and brick built potting shed.

The property benefits from full planning permission (ref: RR/2022/1067/P) to extend the existing house and planning permission is currently being sought for an additional detached family home on the plot.





SITUATION

The White House occupies a delightful setting on the outskirts of the popular village of Ticehurst and within the High Weald Area of Outstanding Natural Beauty. Ticehurst is well equipped for everyday needs with a local shop, post office, doctors' surgery, pharmacy, church and public houses. Further amenities are available at the larger centres of Wadhurst and Tunbridge Wells nearby.

The area has excellent road and rail links from the A21 at Hurst Green and good access to mainline rail services to London from nearby Wadhurst and Etchingham, as well as from Tunbridge Wells.

There is an excellent choice of schooling in the area, in both the state and private sectors, including grammars for boys and girls.





DISTANCES

Ticehurst 0.6 miles. Wadhurst 3 miles. Wadhurst station 4.5 miles (London Bridge from 54 minutes). Etchingam station 4.5 miles (London Bridge from 56 minutes). Cranbrook 9 miles. Tunbridge Wells 10 miles (London Bridge from 44 minutes).

(All times and distances approximate)





The White House, Ticehurst, Wadhurst, TN5 7HX

Approximate Area = 4019 sq ft / 373.3 sq m
Garage = 185 sq ft / 17.1 sq m
Outbuildings = 202 sq ft / 18.7 sq m
Total = 4406 sq ft / 409.1 sq m

For identification only - Not to scale



LOWER GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Lambert and Foster Ltd. REF: 1333180

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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