



125

— YEARS OF —

**Lambert
& Foster**



THE WHITE HOUSE
HIGH STREET, TICEHURST, EAST SUSSEX, TN5 7HX



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A magnificent six-bedroom detached family home with a gym and swimming pool and uninterrupted southerly views across the surrounding countryside set in approximately five acres of beautiful, landscaped gardens. The property benefits from full planning permission to extend the existing house and planning permission is being currently being sought for an additional detached family home on the plot. The property is in an enviable position in the village of Ticehurst, East Sussex.

GUIDE PRICE £2,000,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to the market this magnificent six-bedroom detached family home with a gym and swimming pool and uninterrupted southerly views across the surrounding countryside set in approximately five acres of beautiful, landscaped gardens. The property benefits from full planning permission RR/2022/1067/P to extend the existing house and planning permission is being currently being sought for an additional detached family home on the plot. The property is in an enviable position in the village of Ticehurst, East Sussex.

This chain free property, which benefits from more than 4000 sq.ft. of internal living space, is set over two floors and includes, on the ground floor, an entrance hall, gym, kitchen, utility room, open plan sitting/dining room, sunroom, study, three bedrooms, two ensuite shower rooms and a cloakroom. On the lower ground floor, you find four bedrooms, two ensuite bathrooms and a shower room.

This mid-century property is a wonderful family home with a large L-shaped sitting/dining room accessed directly from the kitchen with a vaulted ceiling and French doors leading to a balcony with truly beautiful uninterrupted views across the wrap-around garden and surrounding countryside. The modern kitchen is of an excellent specification with bespoke wall and floor cabinets, a large kitchen island, quartz work top and integrated appliances. The studio and gym is a new addition to the property while the sunroom leads directly to the courtyard garden, pagoda covered terrace and steps to the swimming pool and the gardens, ponds and woodland beyond. Downstairs, the master bedroom features a magnificent ensuite bathroom with feature lighting and a raised freestanding bath.



DESCRIPTION CONTINUED

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. Outside are a variety of outbuilding including a garage and brick built potting shed.

The property has full planning permission to extend the ground floor to accommodate a large kitchen and further planning permission is currently being sought for a second dwelling to be built on the plot.

Ideally positioned, the property is just a short walk to the popular and vibrant village of Ticehurst while maintaining the feel and privacy of a large rural house.

- Six bedrooms
- Three reception rooms
- Studio/gym
- Garage
- Five acres (TBV)
- Full planning permission to extend
- Planning permission being sought for a further dwelling







FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

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

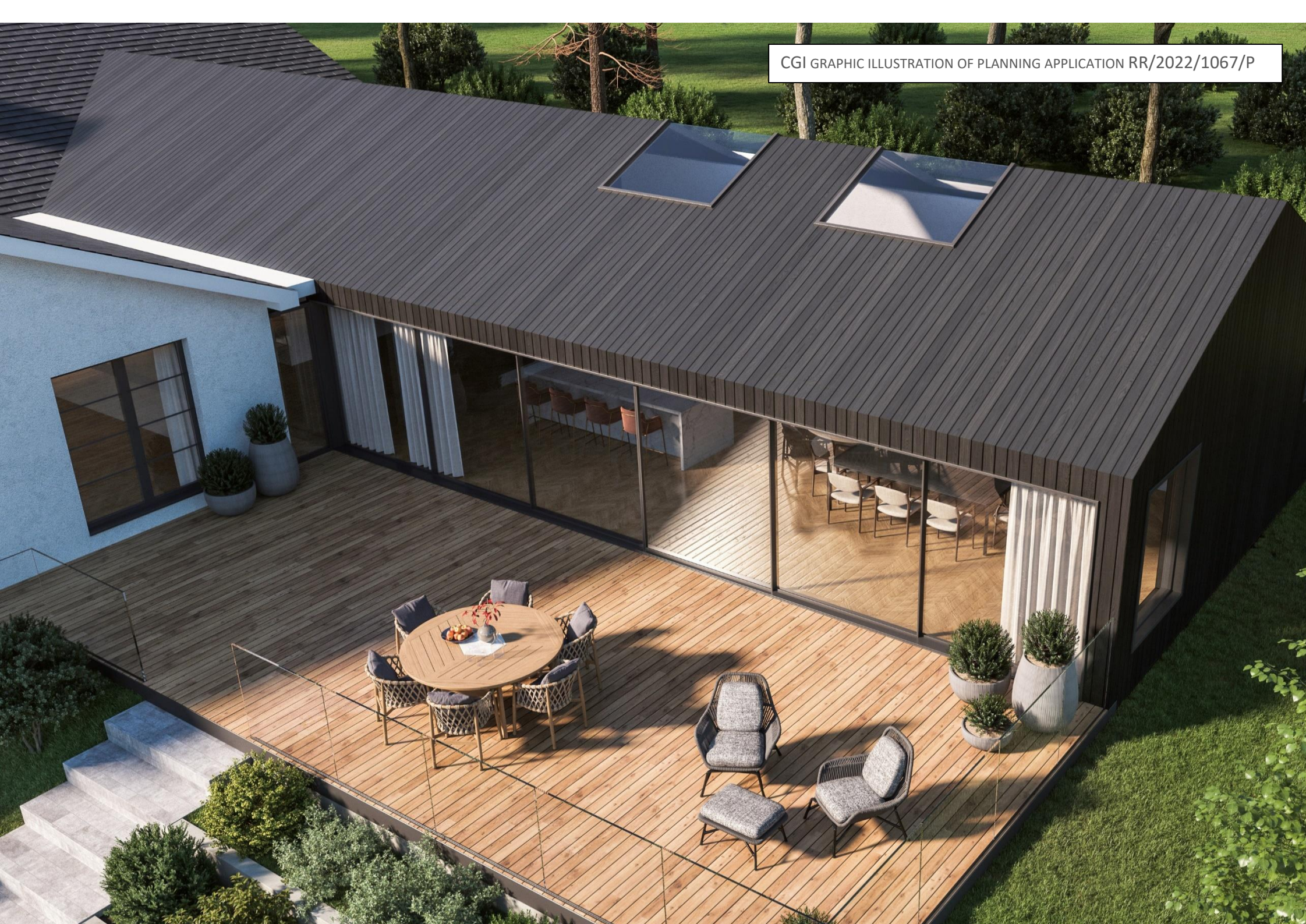


LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025.
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VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///SNUG.IGNITES.VILLA

TENURE: Freehold

SERVICES & UTILITIES:

Electricity: Mains

Water: Mains

Sewerage: Private

Heating: Gas

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.rother.gov.uk

COUNCIL TAX: G **EPC:** 57 D

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations with slate tile roof

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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