

Pickforde

Ticehurst, East Sussex





An exceptional country home, privately set within 14.17 acres and just 400 yards from Ticehurst High Street, with a two bedroom cottage, annexe, walled garden, tennis court and swimming pool.

Ticehurst 0.2 miles, Hawkhurst village 5 miles, Cranbrook 8.5 miles, Etchingham Station 4 miles (London Bridge 56 minutes)
Tunbridge Wells 10 miles (London Bridge 44 minutes), Central London 58 miles
(All distances and times are approximate)



7



7



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Summary of accommodation

Porch | Reception hall | Billiard room | Drawing room | Dining room | Sitting room | Study | Kitchen/breakfast room | Utility and boot room | Flower room | Cellar

Principal bedroom suite with en suite bathroom and dressing room | Three further bedroom suites with en suite bathrooms
Three further bedrooms, one of which is currently used as the principal suites dressing room | Two family bathrooms | Upstairs study | Laundry room

One bedroom self-contained annexe with bathroom, kitchen and living room

Cottage: Two bedrooms | One bathroom | Kitchen and living room

Mature gardens and grounds

Swimming pool | Pool hut | Tennis court | Walled garden | Boules pitch | Stabling | Paddocks | Woodland | Ponds | Dove cote | Multiple outbuildings and stores

In all about 14.17 acres

Situation

The property occupies a delightful setting, located at the heart of the High Weald Area of Outstanding Natural Beauty and within walking distance of the vibrant village of Ticehurst. The village is well equipped for day-to-day needs with a local shop, post office, church and public houses.

Ticehurst is positioned 10 miles to the southeast of Royal Tunbridge Wells and close to Bewl Water on the East Sussex/Kent border. More extensive shopping facilities can be found in the nearby towns of Royal Tunbridge Wells, Wadhurst and Heathfield.

The area has excellent road and rail links from the A21 at Hurst Green, which provides links to the south coast, and with the M25, which provides easy access to London and Heathrow and Gatwick international airports as well as links to the Channel Tunnel. Mainline rail services to London Bridge, Charing Cross and Cannon Street operate from Etchingham (3 miles) and Tunbridge Wells (12 miles) stations.

There are a number of well-regarded schools 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.

There are numerous sporting and recreational interests in the area, including golf at Dale Hill, Chart Hills, and Crowborough Beacon. Sailing and boating at Bewl Water and the South Coast centres such as Brighton Marina, Eastbourne, and Hastings. Opera at Glyndebourne. Horse racing is at Goodwood, Lingfield and Brighton. Motor racing can also be found at Goodwood. There is an abundance of country walks and riding to be had in the surrounding area, utilising the extensive public foot and bridlepaths, including Bedgbury Forest and Hemstead Forest.



Pickforde

Situated at the head of a long driveway, Pickforde principally circa 1820, is an attractive rendered and Wisteria-clad country house surrounded by beautiful gardens and grounds that provide the most tranquil setting.

The accommodation extends to over 7,700 sq ft arranged over three floors, and the space is well balanced between formal and informal living; the rooms are light and airy with impressive ceiling heights, ideal for entertaining as well as less formal rooms.

The main reception rooms are accessed off the impressive reception hall and comprise a grand wood-panelled billiard room complete with parquet flooring, drawing room with bay windows and a dining room with double doors that lead out to the formal lawn area.

The expansive kitchen/breakfast room is well-equipped with a central work island, pantry, fitted Neff appliances, and AGA. The breakfast room is filled with light by the double doors that lead out to the rear terrace and garden. Accessed off the kitchen is the utility and boot room. Also on the ground floor are the sitting room/snug, study, flower room and downstairs WC. Stairs the ground floor leads down to the vast cellar, providing extremely versatile space and storage.

The first floor has excellent accommodation comprising a generous principal bedroom suite with a lovely bay window overlooking the glorious gardens, with an en suite bathroom and the dressing room, which could be adapted to another bedroom.

There are three further bedroom suites with en suite bathrooms and two further bedrooms that are served by two family bathrooms. There is also an office, laundry room and multiple storage areas on the first floor. All of the rooms are light and bright with great ceiling heights and benefit from views over the gardens and grounds.

The annexe

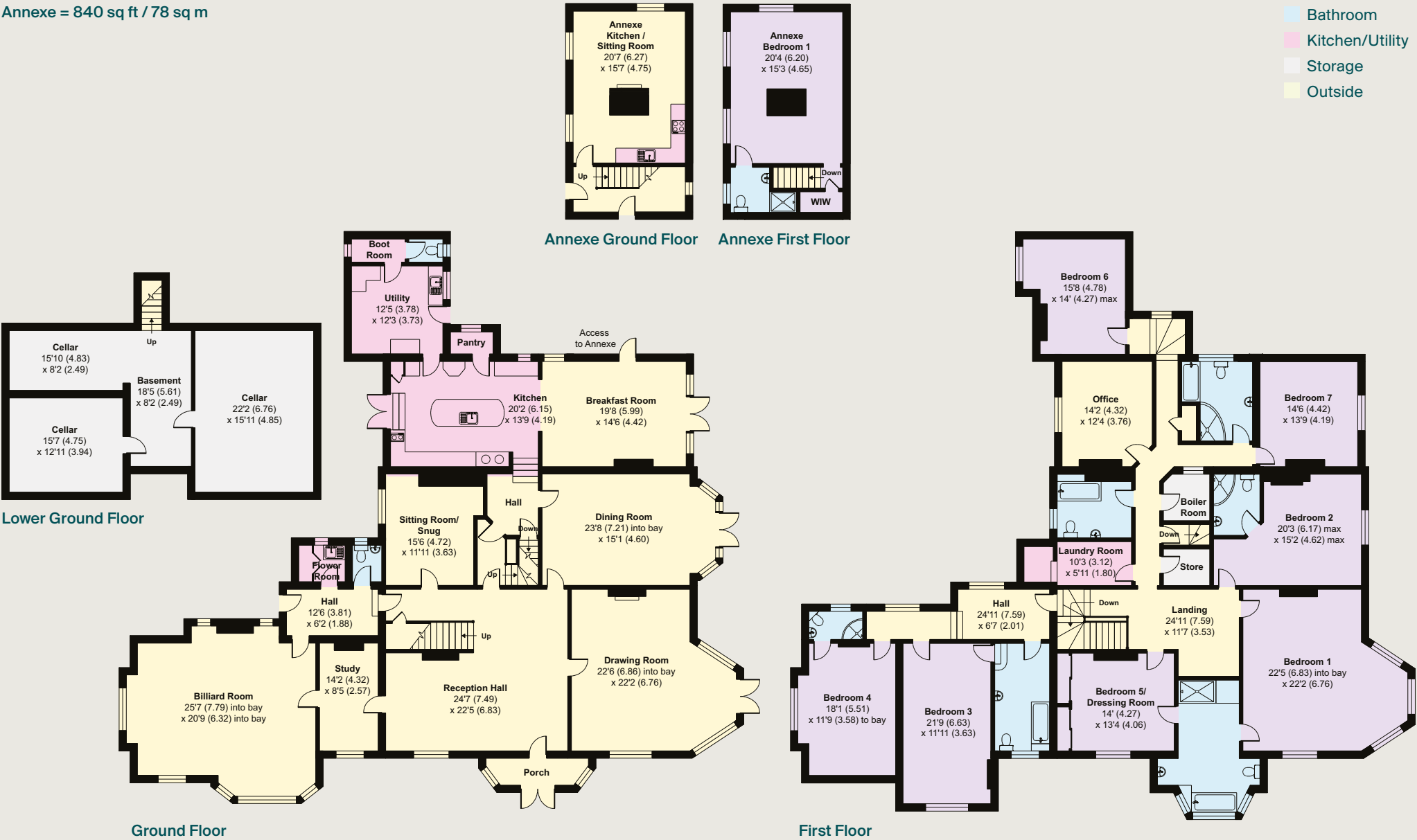
Situated next to the main house, and with its own access, is the one bedroom annexe complete with bathroom, kitchen and dining room.

The annexe would lend itself well to staying guests or staff.



MAIN HOUSE FLOOR PLAN

Approximate Gross Internal Floor Area
Main House: 7759 sq ft / 720.8 sq m
Annexe = 840 sq ft / 78 sq m



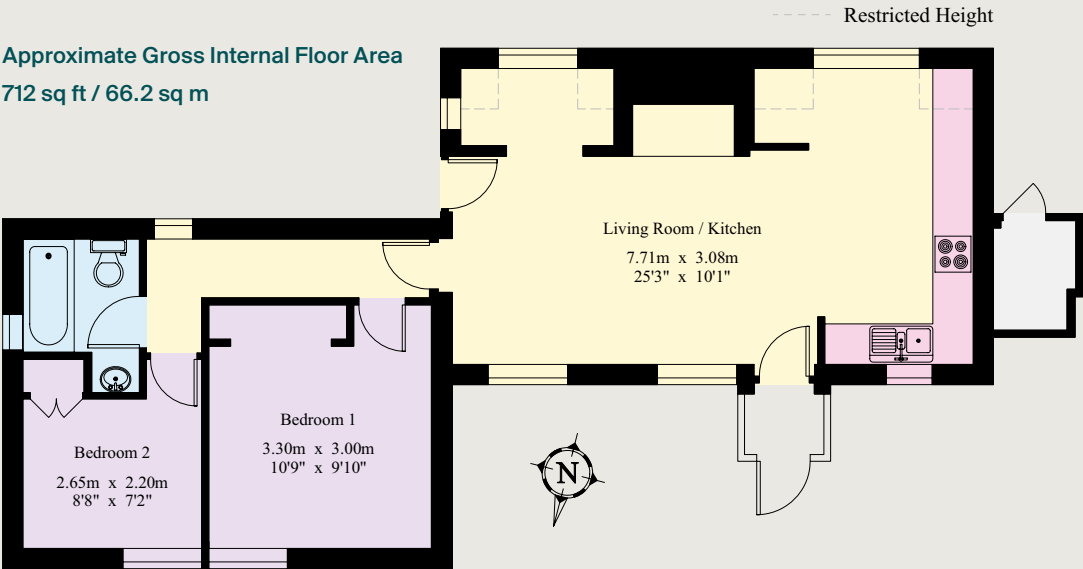
BEDROOM ACCOMMODATION



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.



Approximate Gross Internal Floor Area
712 sq ft / 66.2 sq m



The Cottage

Sitting within the gardens and grounds of Pickforde is the delightful cottage, which comprises two bedrooms, a bathroom, a kitchen and a living room.

Gardens and grounds

Pickforde is approached via impressive gates that are flanked by hedges and trees and a gravel drive that leads to the large parking area by the main house.

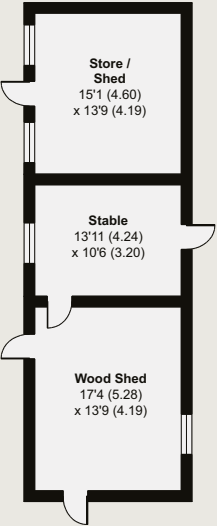
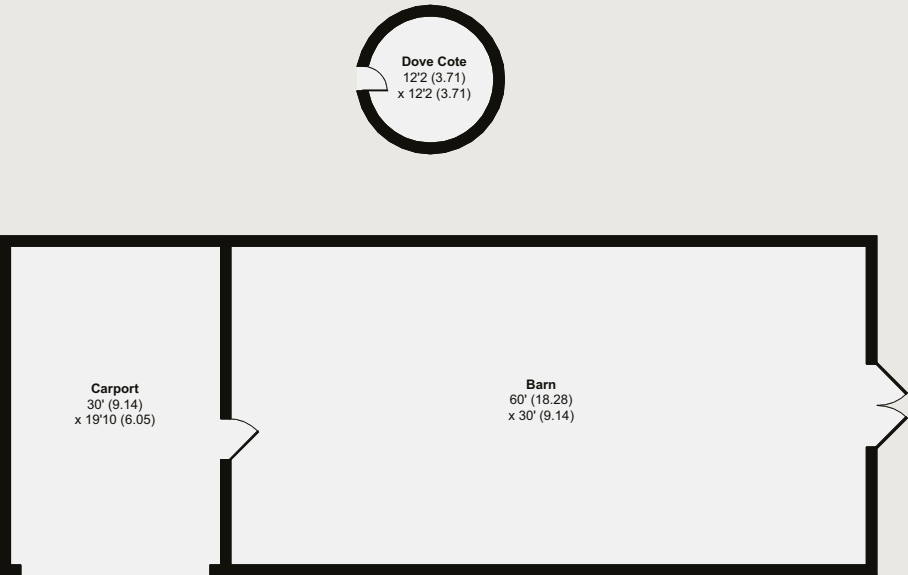
Sitting within the High Weald Area of Outstanding Natural Beauty, the gardens and grounds are an important feature of Pickforde and form the most delightful and tranquil setting, complementing the house extremely well.

Pickforde enjoys a stunning, well-maintained garden with many established specimen trees, shrub flower beds, and an orchard. The gardens encircle the property and include multiple ponds, a boules pitch, a recently resurfaced tennis court, a vegetable garden, a swimming pool within the magnificent walled garden, and a charming Dovecote.

There is also a paved terrace area at the rear of the property, which provides an excellent setting for al fresco dining.

Beyond the immediate gardens is a paddock and stable block and an area of woodland. There is an abundance of useful outbuildings within the grounds of Pickforde, mainly made up of stores and garaging and totalling over 2,500 sq ft. In all, the gardens and grounds extend to approximately 14.17 acres.

Approximate Gross Internal Floor Area
2532 sq ft / 235.2 sq m





Property Information

Services

Gas central heating. Mains electricity and water.
Private septic tank drainage.

Tenure

Freehold

Local Authority

Rother District Council

Council Tax

H (main house)
D (Pickforde Cottage)

EPC Ratings

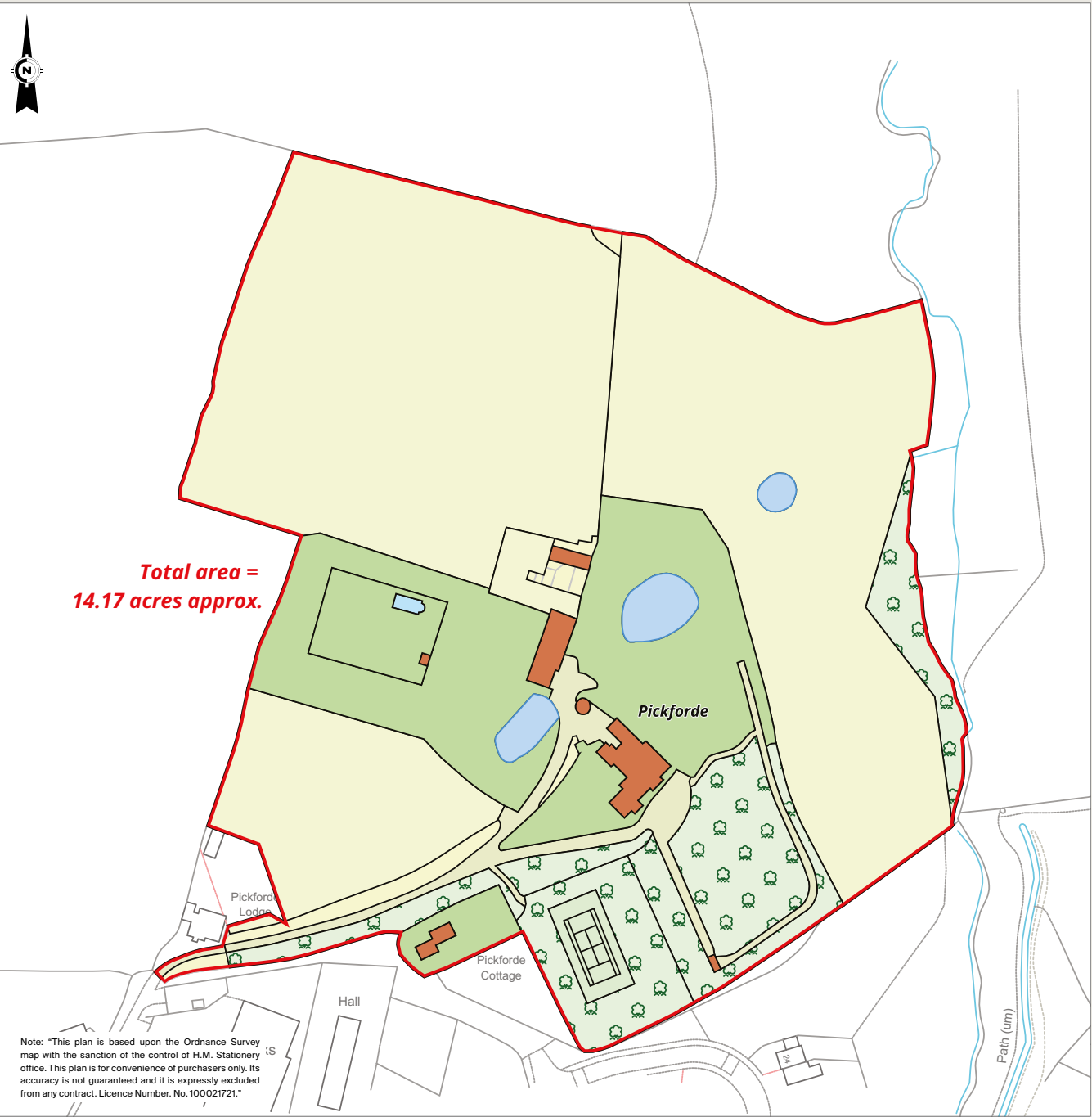
D (main house)
D (Pickforde Cottage)

Directions

Postcode: TN5 7BN
What3words: animator.narrates.limits

Viewings

Strictly by appointment only with the joint selling agents
Knight Frank LLP and Batcheller Monkhouse.



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