



'Our Focus Determines Your Reality'



Ticehurst Road
Hurst Green
East Sussex
TN19 7QT



Reception Hall * Sitting Room * Dining Room * Conservatory
Sunroom * Kitchen and Breakfast Room * Utility Room * Boiler Room
Cloakroom

Principal Bedroom, Ensuite * Three Further Bedrooms
Family Bathroom
Annexe Kitchen * Sitting Room * Two Double Bedrooms
Bathroom

Grounds Approximately 3.9 Acres * Detached Cottage/Home Office
Pool * Double Garage * Single Garage * Storerooms * Ponds



COUNTRY HOUSE WITH VIEWS

Originally built in the 1930s, this spacious country house was extensively extended in the 1950s and sits in approximately 3.9 acres of garden and grounds. The current configuration provides for a four bedroom family home with a two bedroom annexe with its own entrance, above the garaging making this property ideal for multi-generational living. Also, within the grounds there is a cottage/home office, pool, greenhouse and vegetable garden.

The accommodation consists of a porch opening into a double aspect reception hall, which in turn opens into a triple aspect sitting room with views over the garden, a fireplace, a door to the garden and double doors into a sunroom; also on the ground floor there is a dining room with door to the garden, a breakfast room opening into a double aspect kitchen, a conservatory, boiler room and cloakroom.

On the first floor there is a triple aspect principal bedroom with ensuite shower room, two double bedrooms, both with vanity units, and one double aspect, a further single bedroom and a family shower room. An inner landing leads to the annexe comprising a triple aspect sitting room with door leading to an outside staircase, a kitchen, two double bedrooms and a bathroom, ideal as a self-contained apartment for a family member or as an income stream in the form of a holiday let.



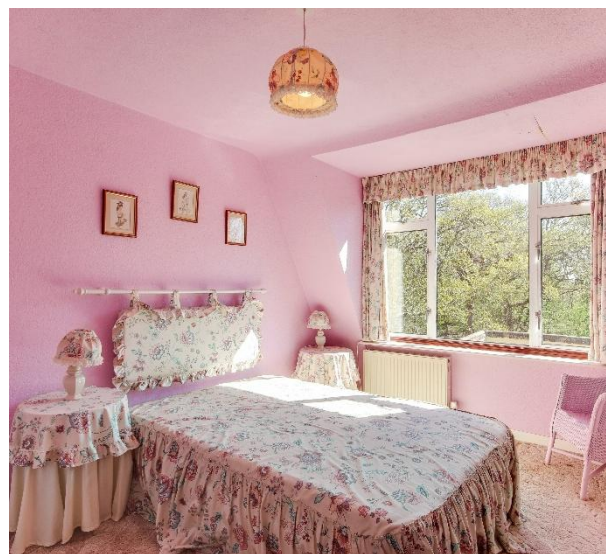
OUTSIDE

Approached from a country lane, onto a drive that sweeps around to the house and provides parking for several cars is also leads the to double and single garages that sit beneath the annexe. A door from the single garage opens into the double garage which in turn has a door leading onto a terrace. The inner landing on the first floor creates a bridge between the ground floor of the house and the garaging.

Adjoining the garage there is a brick laid courtyard with a wall of Roman arches looking out across the garden to one of the two ponds.

A path leads to the charming, detached cottage in the grounds, which could be used as a holiday let comprising a studio/bedroom with kitchen area and shower room or would be ideal as a home office.

The garden is designed to create areas of interest including a formal garden laid to lawn with well-stocked sculpted flower and shrub beds, with a centre piece fountain, steps set in a low wall lead down to a paved terrace housing a pool. There is a vegetable garden with green house, garage and poly-tunnel. There is also a separate track which leads to an area of additional parking.







HURST GREEN

The property is located on the outskirts of the village of Hurst Green which provides a variety of local shops for everyday needs, for more extensive shopping there is nearby Wadhurst, Hawkhurst or a little further afield Tunbridge Wells.

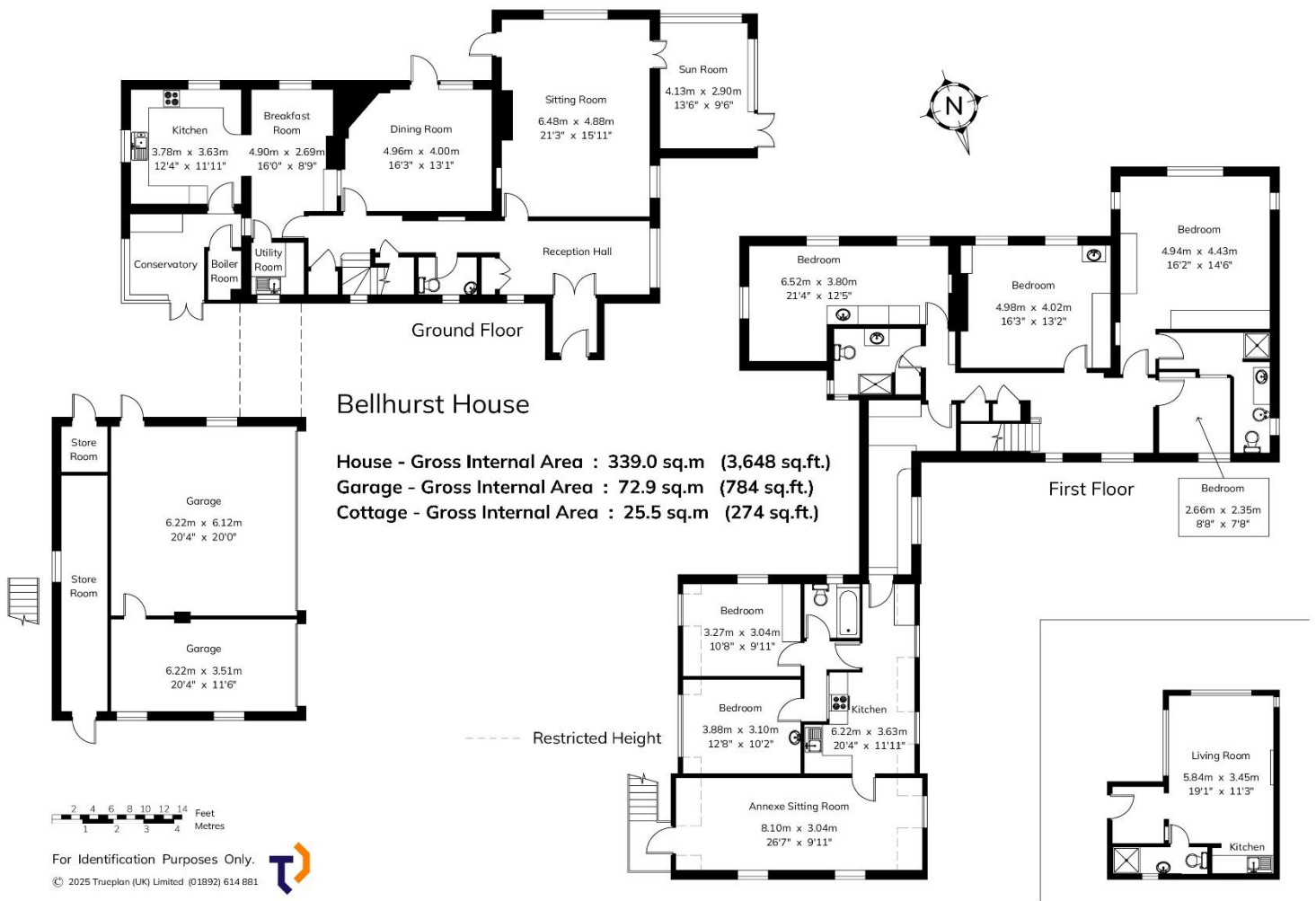
SCHOOLS AND CONNECTIONS

The area offers state and independent schools providing both primary and secondary education.

The transport links are excellent with the A21 linking with the major road networks and the nearby mainline railway station at Etchingham providing services into London Charing Cross.







SERVICES

Mains electricity and water. Oil fired central heating. Currently cess pit/septic tank but work agreed and booked to upgrade.

Rother District Council - Council Tax Band G

EPC Rating: D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com