



burnett's

Individual Property : Individual Service



Tucked away on a small, unique development on a private road, yet close to the centre of the village with all of its amenities, this beautifully presented, attached, Millwood Designer Home offers two double bedrooms plus parking and a private West facing garden. EPC: C

Guide Price £365,000 Freehold



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Individual Property : Individual Service

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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
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SALES 2025



Rose Cottage

3 Lower St Mary's, Ticehurst, Wadhurst, TN5 7AW

Guide price £365,000 Freehold

Built in 2007 to a high standard by the renowned Millwood Designer Homes, this beautifully presented attached home is constructed of traditional brick and half-tile-hung elevation under a clay-tiled roof. Tucked away down a private road, the property forms part of an exclusive development of just 20 homes.

The accommodation is arranged over two floors. The ground floor is accessed via a welcoming entrance hall with a convenient downstairs WC. The kitchen is fitted with a range of contemporary wall and base units and includes an integrated oven and hob, along with space for a freestanding fridge freezer and washing machine.

The open-plan living/dining room features French doors that lead out onto the garden and terrace.

Upstairs, there are two double bedrooms, both with built-in wardrobes, and a family bathroom.

The property benefits from double-glazed windows throughout and has been maintained to a high standard by the current owners.

To the rear of the property is a pretty, part walled and part fence enclosed West facing garden, landscaped to provide a sandstone paved patio, colourful, planted flower beds and a gravel area that you can also sit out on, with the dappled shade of a beautiful acer tree to one corner. A gate leads out from the back garden to a communal parking area, where this property has an allocated space. There are also two visitor spaces.

Ticehurst is a friendly village, which offers an array of amenities including an award-winning pub in The Bell Inn, a village store with post office facilities, Buy the Weigh (zero waste shop and popular cafe), a pharmacy, hairdressers, florist, a dry cleaners, a charming gift shop, an art gallery, an India restaurant and take away, a lady's clothes shop, and a haberdashery. There is also St Mary's Church, plus a village hall, with club lounge, bar and library, and recreation ground with play area.

Ticehurst has a "good" primary school (2019 Ofsted) and there are secondary state options in Wadhurst (3.6 miles), Robertsbridge (6.6 miles) and Heathfield (9.5 miles), plus several private schools around the area, including Hawkhurst (7 miles), Bodiam (7.5 miles), and Sacred Heart in Wadhurst. Tunbridge Wells offers further options including grammar schools.

Located in the High Weald Area of Outstanding Natural Beauty, the surrounding countryside provides a wealth of walking opportunities and stunning scenery, including nearby Bewl Water Reservoir and Bedgebury Pinetum.

Nearby Hawkhurst has supermarkets, a small cinema and other amenities. Tunbridge Wells (10.5 miles) offers more comprehensive shopping and recreational facilities. There are bus services to both from the village.

The nearest station is at Stonegate (3.5 miles), serving London Charing Cross and Cannon Street (Stonegate to London Bridge in just under 1hr).

Dale Hill Golf Course, a well-known course designed by Ian Woodnam, lies on the outskirts of the village.

Material Information

Rother District Council. Tax Band C (rates are not expected to rise upon completion).

Mains gas, electricity and water. Private, shared drainage (treatment plant).

Service charge: £500 per annum paid monthly

The property is believed to be of brick construction and under a tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the High Weald AONB.

The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: According to Ofcom,

Ultrafast broadband is available to the property.

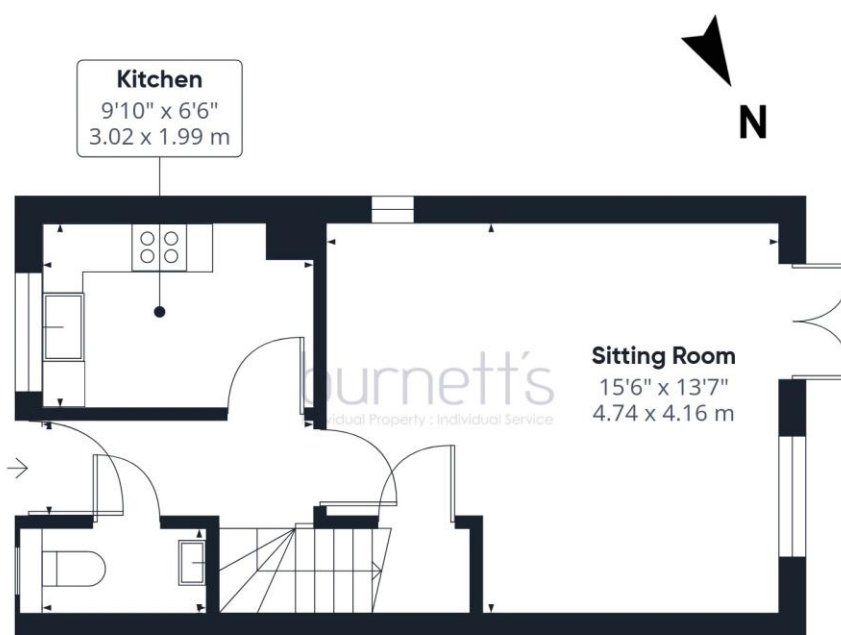
Mobile Coverage: According to Ofcom, the best mobile coverage is from EE.

We are not aware of any mining operations in the vicinity.

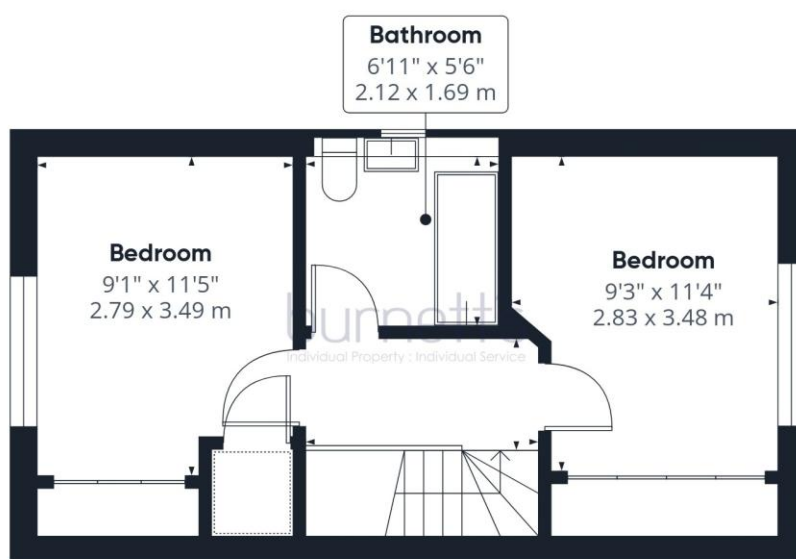
Planning permission has been granted to build three new houses on the plot of land opposite, although work has not yet begun [RR/2022/1265/P].

The property does not have step free access.

Score	Energy rating	Current	Potential
92+	A	78 C	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approximate total area⁽¹⁾

653 ft²
60.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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