



LAVENDER HOUSE
THE OLD VINEYARD, TICEHURST, EAST SUSSEX, TN5 7LR



**Lambert
& Foster**

LAVENDER HOUSE, THE OLD VINEYARD, TICEHURST, TN5 7LR

A striking high-specification four-bedroom detached new-build home, set along a country lane in the sought-after village of Ticehurst and within walking distance of local shops and the village pub set in a large plot of approximately 1/3 acre (TBV).

ASKING PRICE £1,200,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this striking high-specification four-bedroom detached new-build home, set along a country lane in the sought-after village of Ticehurst and within walking distance of local shops and the village pub set in a large plot of approximately 1/3 acre (TBV).

Constructed to an exceptional standard throughout, the property offers contemporary architecture, high-end finishes and energy-efficient living, with a shared driveway leading to a private entrance drive providing ample parking to the front. The home also benefits from a double garage with electric door.

A particularly impressive feature is the dramatic vaulted entrance hallway, creating an immediate sense of space and impact upon arrival, enhanced by large feature glazing that floods the area with natural light.

The heart of the home is the outstanding vaulted open-plan kitchen/dining/family room, designed for both everyday living and entertaining. This superb space is flooded with natural light via full-height glazing and large sliding doors opening directly onto the garden, creating a seamless indoor-outdoor connection. The bespoke kitchen features sleek handleless cabinetry in a contemporary dark finish, complemented by quartz worktops and a substantial central island with waterfall edges and breakfast bar seating. Integrated high-end appliances include twin built-in ovens, induction hob set within the island, concealed extractor and full-height fridge/freezer space. Pendant lighting above the island, recessed ceiling spotlights and subtle floor lighting enhance the premium feel, while herringbone flooring adds warmth and character. A separate utility room provides further storage and laundry facilities.

Additional ground floor accommodation includes a well-proportioned sitting room, ideal for more formal occasions, together with a generous study suited to home working. A ground floor bedroom with adjacent shower room offers excellent guest accommodation or flexibility for multi-generational living.



The first floor provides three further double bedrooms. The principal bedroom enjoys a dressing area and stylish en-suite shower room, while the remaining bedrooms are served by a high-quality family bathroom, all finished to an equally impressive specification.

Externally, the property enjoys landscaped gardens with a large paved terrace area, ideal for al-fresco entertaining, and a distinctive contemporary exterior with strong kerb appeal.

Further benefits include a ground source heat pump providing efficient heating, underfloor heating, the remainder of a 10-year builder's warranty, and a separate 2-year developer warranty, offering peace of mind. This is a rare opportunity to acquire a high-specification, energy-efficient home in a desirable village setting.

- Four bedrooms
- Double garage
- 10-year warranty
- Ample parking
- High specification
- Village location









FLOORPLANS

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

Unit 1, The Old Vineyard, Vineyard Lane, Ticehurst, TN5 7LR

Approximate Area = 2168 sq ft / 201.4 sq m (excludes void)

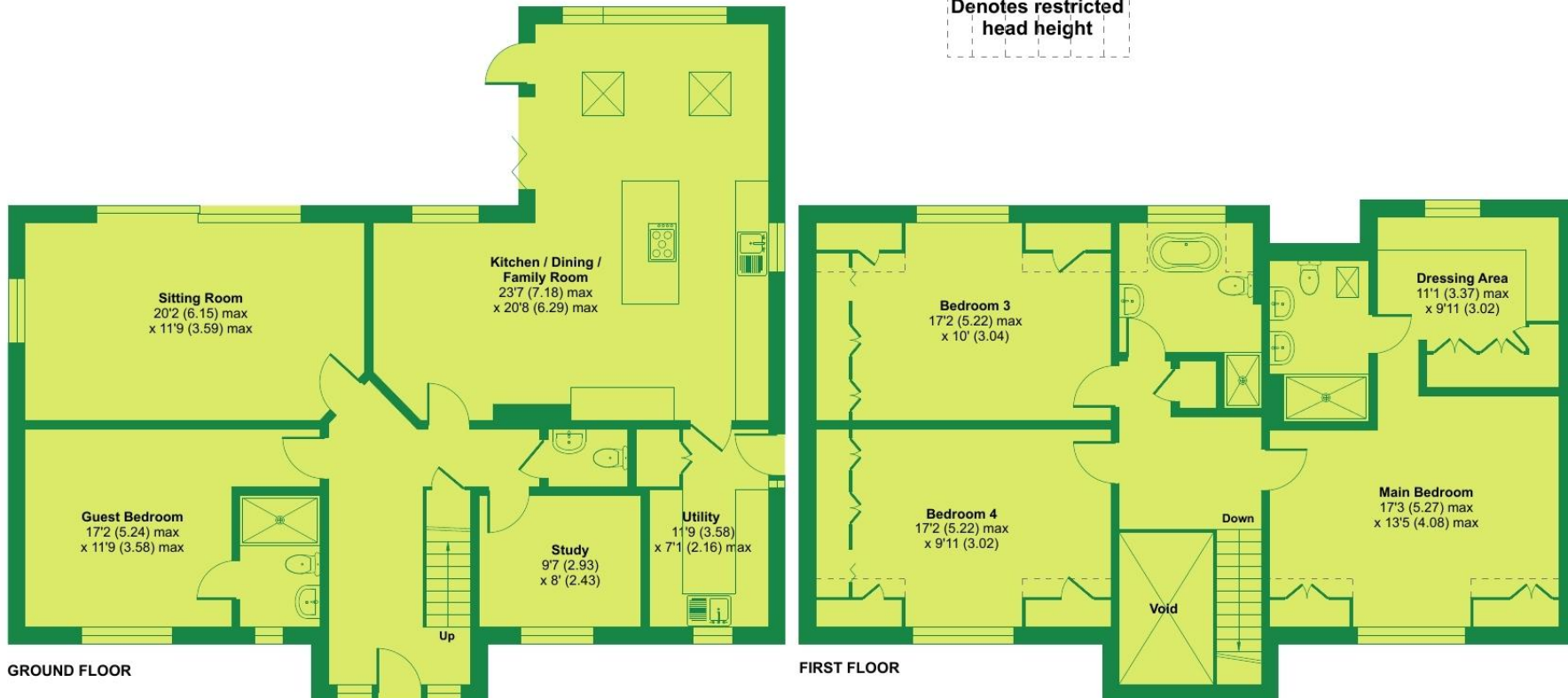
Limited Use Area(s) = 104 sq ft / 9.6 sq m

Total = 2272 sq ft / 211 sq m

For identification only - Not to scale



Denotes restricted head height





VIEWING: By appointment only. **Sussex Office:** 01435 873999.

WHAT3WORDS: ///YARN.HORSESHOE.CLOUD

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Air source heat pump

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: Rate TBC **SAP EPC:** TBC

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

PHYSICAL CHARACTERISTICS: Brick and weatherboard elevations and tiled 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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