Situated in the pretty, rural hamlet of Three Leg Cross on the edge of Ticehurst village, close to the popular Bull Inn and near Bewl Water and Dale Hill Golf Club, is this detached bungalow offering 3 bedrooms, off road parking and front and rear gardens. Considered to offer scope for improvement and perhaps extending, subject to the usual consents. EPC: D

Offers In Excess of £400,000 Freehold

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Old Orchard, Three Leg Cross

Ticehurst, Wadhurst, TN5 7HH

Offers in Excess of £400,000 Freehold

The house is set back from the lane with driveway /parking and an area of garden to the front.

Pathways lead down both sides of the house, one providing access to the main entrance on ones side and the other providing access to the kitchen on the other side and garden to the rear.

The house provides flexible accommodation consisting of 3 bedrooms, a living room, kitchen/breakfast room, study, bathroom and en suite shower room.

It benefits from a good ceiling heights and lots of natural light.

The double aspect sitting room has a feature coal effect electric fire and is large enough to accommodate both seating and dining areas if desired.

The kitchen/breakfast room is spacious and is fitted with wall and base units with wood-effect worktops. There is a freestanding washing machine, dishwasher and fridge freezer, as well as an integrated oven and hob with extractor over.

The largest of the three bedrooms has an outlook to the rear and a shower fitted in one corner, which could easily be removed. The second bedroom has a window and glazed door to the rear garden and an en suite shower room. The third bedroom has an outlook to the front and could be used as a separate dining room if required. It has a built-in wardrobe.

There is a built-in cupboard and airing cupboard in the hallway as well as loft access. The loft is currently only partially boarded around the hatch but has insulation laid in it.

The family bathroom consists of a panelled bath with shower attachment, WC and vanity unit. The en suite has a corner shower, WC and vanity unit. Both have tiled walls and lino on the floor.

The garden to the rear is largely East facing and is well screened from neighbours. There is a small summerhouse and garden store and a paved area along the back of the house.

Three Leg Cross is a small, rural hamlet on the outskirts of the popular village of Ticehurst, close to Bewl Water Reservoir and Dale Hill Gold Club. It has the well regarded Bull Inn, which dates back to the 14th Century and serves good food and fine ales in a friendly and cozy setting. It has a pub garden and playground for kids.

Ticehurst (about ¾ of a mile) is a picturesque village located about 3.5 miles East of Wadhurst and about 10 miles South-East of Royal Tunbridge Wells, close to Bewl Water Reservoir. It offers a lot of services such as the award-winning pub in The Bell Inn, a village store with post office facilities, open seven days a week, a greengrocers, Buy the Weigh (zero waste shop and popular cafe), a chemist, hairdressers, The Greedy Goat café, a dry cleaners, an Indian restaurant/take away, a haberdashery/ homeware shop, and much more. St Mary's Church is in the centre of the community, plus a doctors surgery, a busy village hall, recreation ground and a "good" primary school (2026 Ofsted).

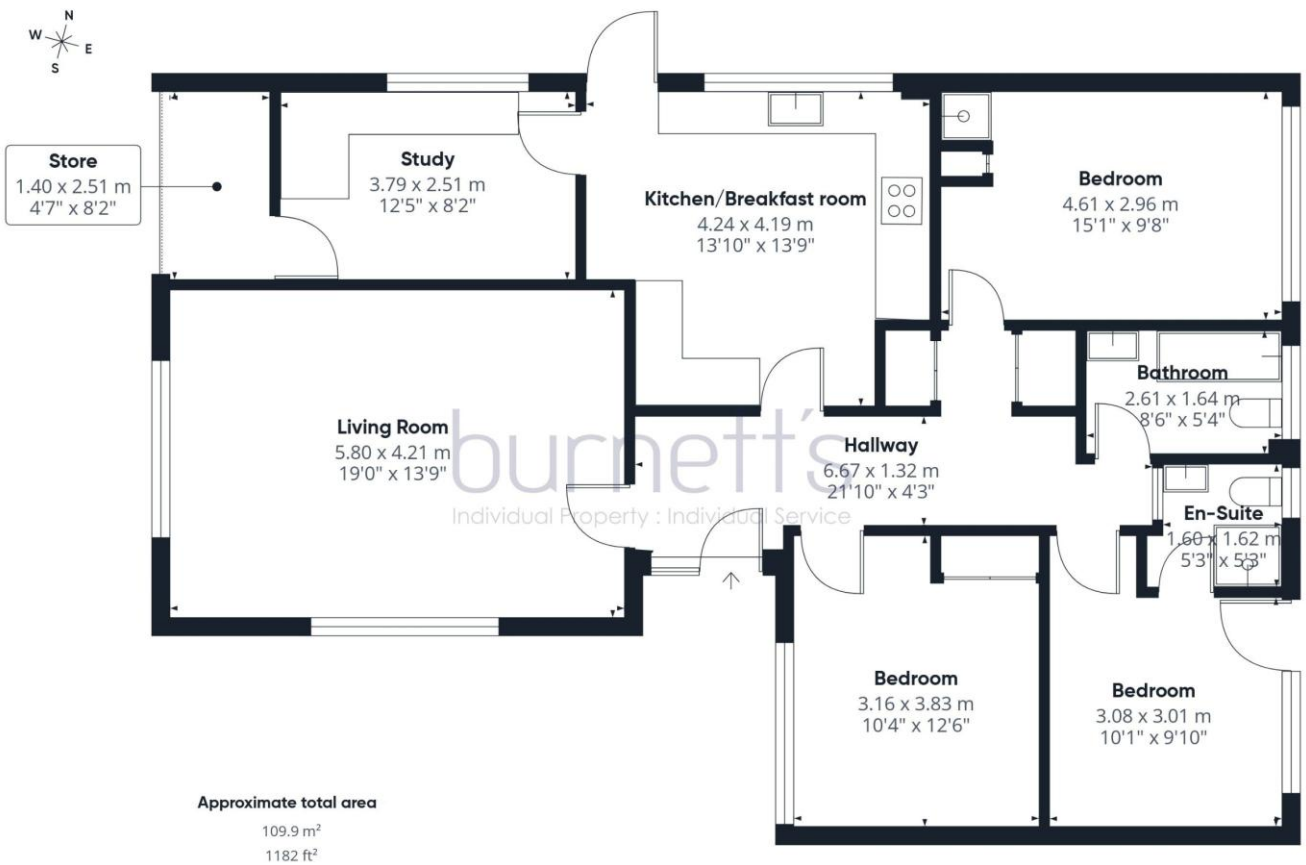
Located in the High Weald National Landscape, the surrounding countryside provides a wealth of walking opportunities and stunning scenery, including nearby Bewl Water Reservoir and Bedgebury Pinetum, which are popular attractions.

Hawkhurst (5 miles) has supermarkets, a small cinema and other amenities. Tunbridge Wells offers more comprehensive shopping and recreational facilities.

Stonegate rail station (3.2 miles) serves London Charing Cross and Cannon Street (Stonegate to London Bridge in just under 1hr). There is a bus service through Ticehurst which serves Hawkhurst, Wadhurst and Tunbridge Wells.

Material Information:

Rother District Council. Tax Band F (rates are not expected to rise upon completion).
Mains Gas, electricity, water and drainage.
The property is believed to be of brick/block construction with part-tiled elevations and 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 National Landscape.
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: we are informed that Ultrafast broadband is available to the property.
Mobile Coverage: There is variable mobile coverage from various networks, best from Three.
We are not aware of any mining operations in the vicinity.
We are not aware of planning permission for new houses / extensions at any neighbouring properties.
The property is not currently wheel chair friendly.



Approximate total area

109.9 m²

1182 ft²

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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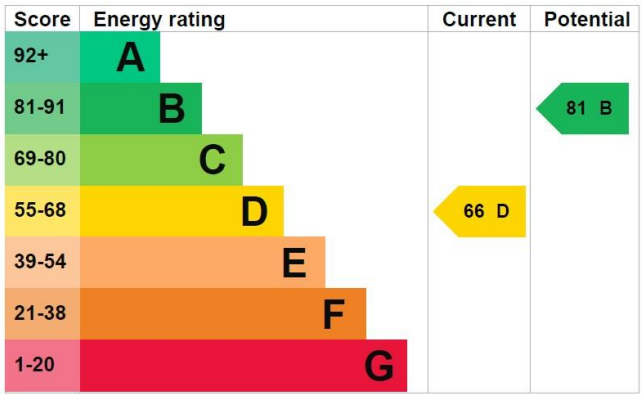

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.