

Singehurst Cottage

Pashley Road, Ticehurst, East Sussex

Green Lizard
SUCCESSFULLY SELLING HOMES







A very pretty attached cottage, providing a light and deceptively spacious living space with some lovely features throughout and delightful south facing mature gardens, situated within walking distance of village amenities. NO CHAIN.

Guide price £700,000 Freehold

Situation: Singehurst Cottage is situated in the much sought after village of Ticehurst, which offers a good range of shops and amenities including a village store/post office, chemist, doctor's surgery, pubs, gallery, café, primary school, village hall and recreation ground.

Wadhurst is approximately 4 miles distant and offers a wider selection of local amenities, including the well-regarded Uplands Community College, and the regional centre of Tunbridge Wells is 10 miles distant and provides a comprehensive range of amenities including the Pantiles, cinema complex and theatres. Stonegate station (3 miles distant) and Wadhurst station (4 miles distant) provide services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with a journey time of just over an hour. Regular bus services also operate from Ticehurst to Wadhurst and Tunbridge Wells and the A21 is just over 2 miles to the east providing a direct link to the M25 (junction 5) and the coast.

Description: The property is a most attractive period attached cottage with tile-hung and mellow brick external elevations beneath a tiled roof, providing a light and deceptively spacious living space, which is full of character and charm, with good ceiling heights, which has been well maintained and now offers excellent scope for some general improvements and enlargement, if required.

The accommodation is arranged over two floors and includes on the ground floor; an entrance hall, a cloakroom, a study, a lovely double aspect sitting room with a feature fireplace and french doors leading to the garden which is open to a dining room with a large understairs cupboard, a kitchen/breakfast room with a good range of wall and base units with laminate work surfaces, a range cooker, space for various appliances and a door leading to the garden.

On the first floor there is a landing with an airing cupboard, a principal bedroom with fitted wardrobes and an ensuite, 2 further double bedrooms (one with a fitted wardrobe) and a family bathroom.

Outside, the south facing mature gardens are a real feature of the property.

To the front, hedging provides a good degree of privacy, and a drive leads to a detached double garage and parking for several cars. A path leads to the front door and there is lawn and various borders with mature plants and shrubs.

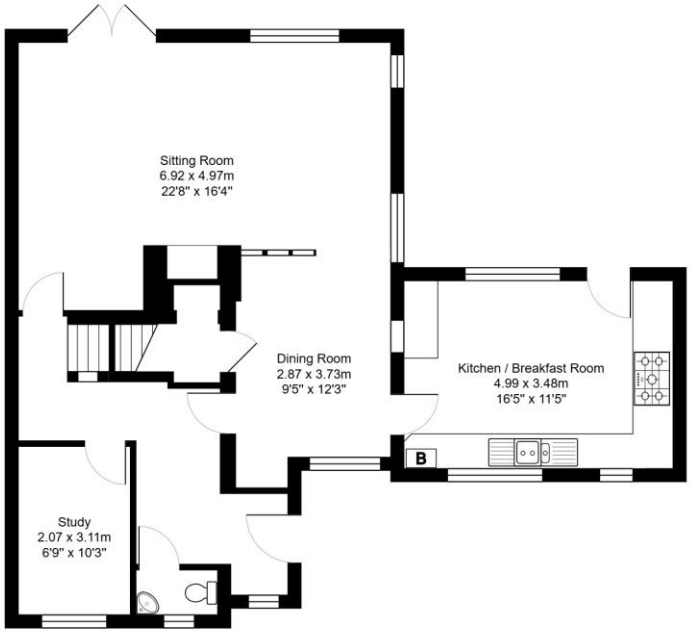
A further path leads round the side of the cottage, where there is plenty of space, to a good-sized terrace, which is ideal for outdoor entertaining and for enjoying the tranquillity of the garden. Beyond the terrace the open aspect garden is mainly laid to lawn (the far end of the garden has been left to create an area of meadow grass) with borders full of mature shrubs and plants, and there is a variety of specimen trees. The garden is enclosed with hedging and fencing.

Services: Mains water and electricity. Gas central heating.
Local authority: Rother District Council (01424) 787878
Council tax band: F
EPC rating: D
Property address: Singehurst Cottage, Pashley Road, Ticehurst, East Sussex TN5 7HA

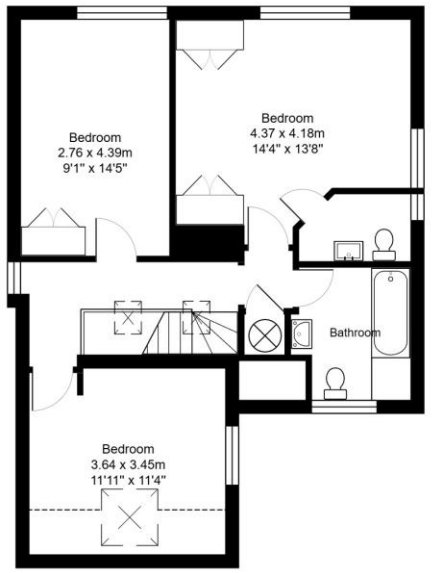




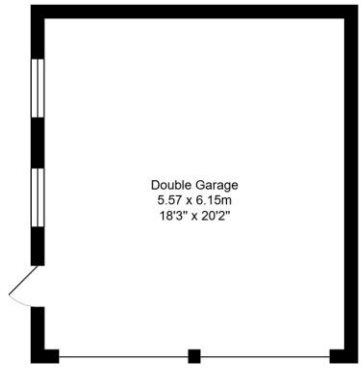




Ground Floor
Area: 85.6 m² ... 921 ft²



First Floor
Area: 61.3 m² ... 660 ft²



Outbuilding
Area: 34.3 m² ... 369 ft²



Total Area: 181.2 m² ... 1950 ft²

House: 146.9 m² ... 1582 ft²

Outbuilding: 34.3 m² ... 369 ft²

All measurements are approximate and for display purposes only.









Important notice:
These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.









01892 786720 www.greenlizardhomes.co.uk

The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk