



# burnett's

Individual Property : Individual Service



Offered with No Chain - An unlisted, bright and spacious, detached, character, three bedroom property with roundel, offering scope for improvement, located close to the heart of Ticehurst village, yet tucked away down a private lane. Benefitting from a detached double garage, off-road parking, courtyard garden and separate larger garden opposite. EPC: E

Guide Price £580,000 Freehold



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# The Oast House

Rose Hill, Ticehurst, Wadhurst, TN5 7AJ

Guide Price £580,000 Freehold

The Oast House is tucked-away down a private, unmade lane, just off Church Street in the centre of Ticehurst village. The lane leads to a private square, shared with just three other houses, which offers additional visitor parking, although each house has its own private parking. The Oast House itself has a detached double garage with parking in front on a brick paved driveway.

The house is of brick and timber construction with half-tile hung elevations under a tiled roof. The windows are all double glazed.

Inside there is a large, triple aspect open plan sitting/dining room, divided by a feature, double-sided brick fireplace with stone shelves and copper canopies, housing a woodburning stove. French doors lead out to the side courtyard garden from the sitting room and stairs lead up to the first floor.

The double aspect kitchen/breakfast room is located in the former curved roundel of the oast, with exposed brick walls and an old brick chimney breast. It is currently fitted with a range of solid wood base units, topped with tiled worktops. There is a peninsular breakfast bar, 5-ring gas hob, double oven and space for a dishwasher. Two of the windows by the sink look out over a small courtyard area on the West side. A stable-style door leads through to the adjoining utility room, which houses the mains gas boiler, has space for laundry appliances and has French doors out to the side courtyard.

Completing the ground floor is a WC accessed off the entrance hall area.

Arranged over the first floor are three double bedrooms and the bathroom. One of the bedrooms and the bathroom are located in the roundel. The generous, main, triple aspect bedroom has a lovely view towards St Mary's Church and built-in wardrobes, one of which conceals a shower cubicle. The bathroom is fitted with a panelled bath with shower over, WC and washbasin.

There is a paved courtyard garden on the East side of the house, accessed off the sitting room and with a gate to the front, which features a small, raised, ornamental pond and flower beds. At the other end of the house is another small courtyard area, with doors from the utility room and a gate out to the front. There is a pathway along the back of the house linking the two.

Across the shared square and behind the garage lies the main garden area, which is largely laid to lawn and has a further raised paved patio and planted beds. There is also a shed and greenhouse in this area.

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 close to this property, 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 (3.5 miles), Robertsbridge (7.2 miles) and Heathfield (9.3 miles), plus several private schools around the area, including Hawkhurst (5 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 (3.3 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 F (rates are not expected to rise upon completion).

Mains Gas, electricity, water and drainage.

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

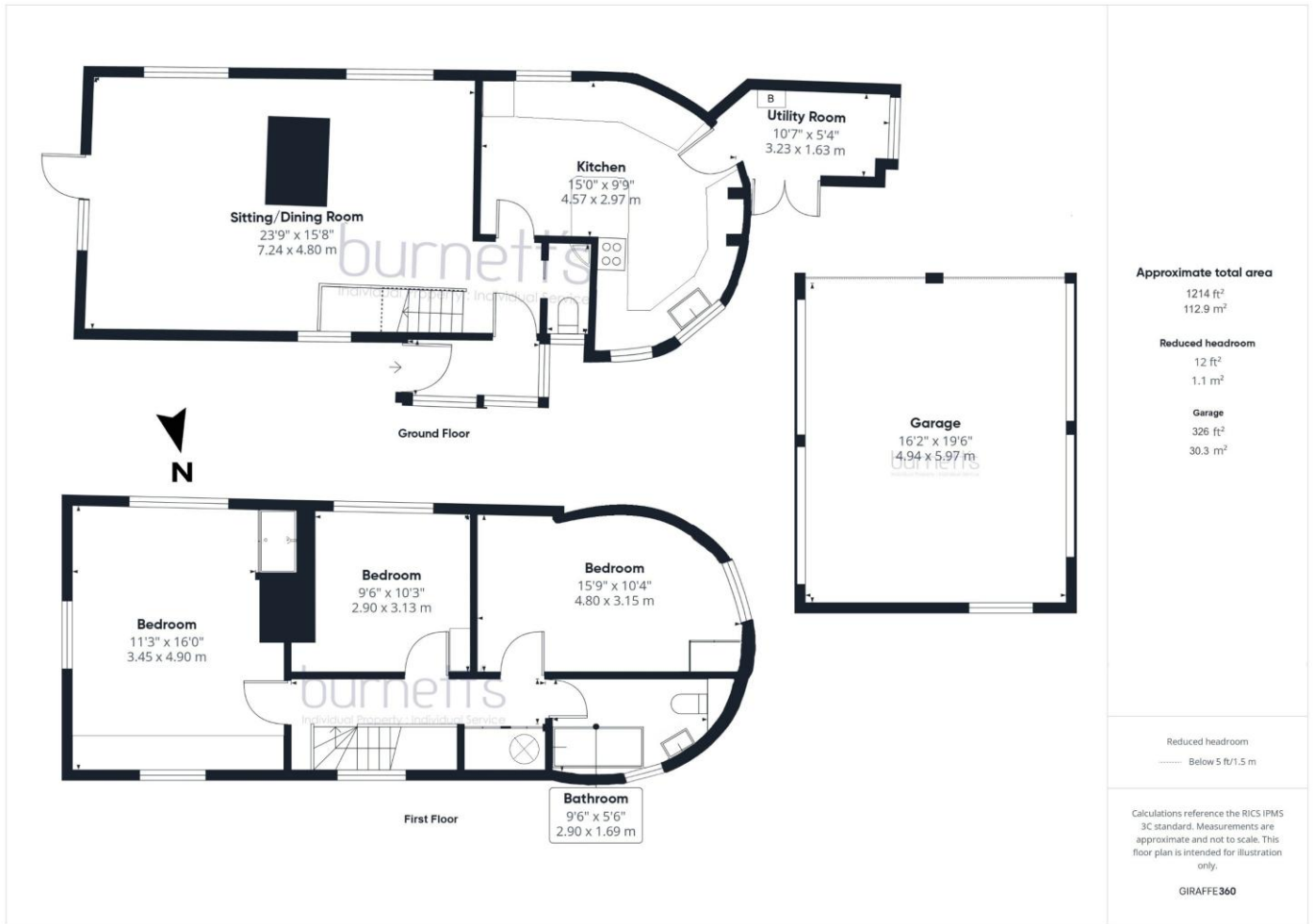
According to the Government Flood Risk website, there is a very low risk of flooding.

According to Ofcom, Ultrafast Broadband connectivity should be available to the property.

Mobile Coverage: There is limited mobile coverage from various networks.

We are not aware of any mining operations in the vicinity, or of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

