



High Ridge

Three Leg Cross, Ticehurst East Sussex



An attractive double-fronted 4-bedroom attached period cottage, situated in a much sought-after hamlet on a quiet lane just over half a mile from Bewl Water and within easy reach of amenities.

Guide price £475,000 Freehold

Situation: The property is situated in a quiet, semi-rural position in the sought-after hamlet of Three Leg Cross with its popular 14th Century inn, and is less than a mile from Ticehurst village, which offers a good range of shops and amenities including a village store/post office, chemist, pubs, gallery, café, primary school, village hall and recreation ground.

Wadhurst is within 4 miles and offers a selection of local amenities, including the well-regarded Uplands Community College, and the regional centre of Tunbridge Wells is about 10 miles distant and provides a comprehensive range of amenities including the Pantiles, cinema complex and theatres. Stonegate station (4 miles distant) and Wadhurst station (5 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 Tunbridge Wells and Hawkhurst and the A21 is within easy reach and provides a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 45 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 55 miles away.

There are excellent walks to be enjoyed on the numerous footpaths and bridleways, with beautiful surrounding countryside including Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, which is within walking distance, and Bedgebury Pinetum and Forest is also within easy reach.

Description: High Ridge is an end of terrace Victorian cottage with attractive external elevations of brick and weatherboard beneath a slate tiled roof. The cottage offers spacious and flexible accommodation of approximately 1,100sqft/102.2sq.m and benefits from period features, including fireplaces, sash windows and exposed floorboards, parking for two cars and a good-sized garden that backs on to open fields. The current owner also obtained previous planning permission (reference: RR/2021/394/P) to remodel and enlarge the accommodation by replacing the existing conservatory with an open plan kitchen/dining room, creating a downstairs wet room and wc and adding an additional bedroom on the second floor.

The accommodation includes: a spacious reception room which extends to 18ft6 and has two sash windows overlooking the front garden, exposed floorboards and an attractive brick fireplace fitted with a wood burning stove and oak mantle; a kitchen fitted with a range of painted wooden wall and base units with solid wood worktops, terracotta tiled flooring, staircase to the first floor, useful utility area and a door to a conservatory with slate flooring and French leading out to the garden. On the first floor there are three bedrooms (two doubles and a single/study - with exposed floorboards) and a shower room. On the second floor there is a further double bedroom and bathroom – both enjoy views over surrounding countryside.

Outside to the side of the property, there is off road parking for two cars and a gate from the lane with a path leading through the front garden to the property. There is side access to the well-established rear garden, which is west facing and planted with a variety of mature shrubs and hedging. There is a good-sized Indian slate terrace outside the conservatory, ideal for outdoor entertaining, with a water feature and steps up to a lawn which leads to an enclosed shingle seating area, which enjoys a lovely outlook over the adjoining field.

Services: Mains water, drainage and electricity. Gas central heating.

Current EPC rating: E

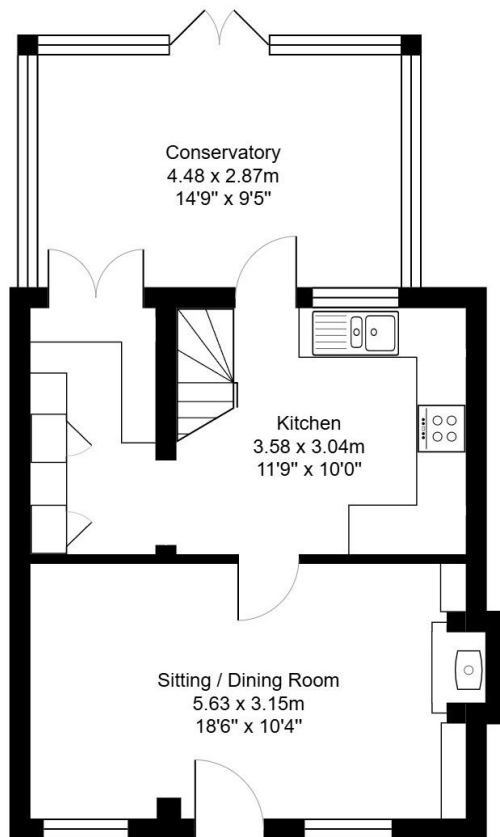
Local Authority: Rother District Council (01892) 653311

Current council tax: E (2025/26 - £3,265.74)

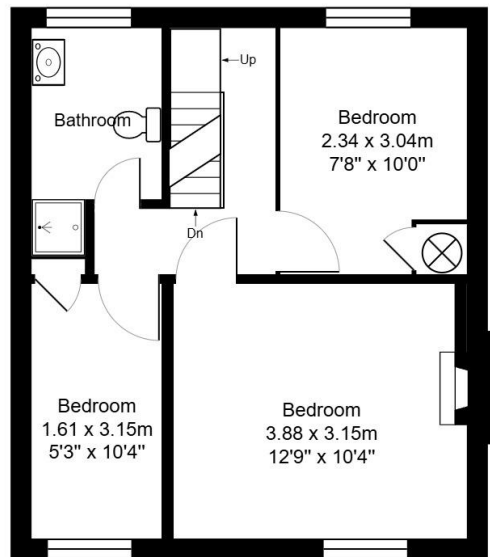
Property address: High Ridge, Three Leg Cross, Ticehurst, East Sussex TN5 7HL

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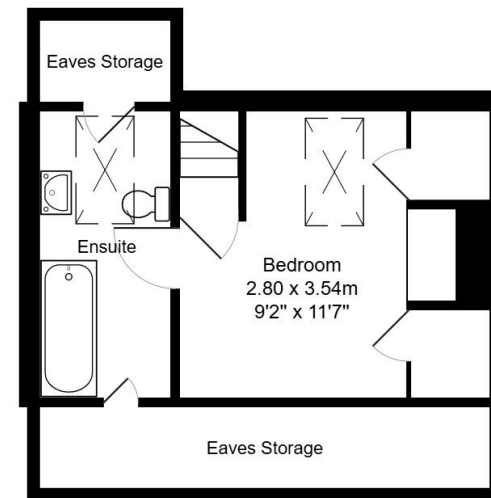
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 48.2 m² ... 519 ft²



First Floor
Area: 34.2 m² ... 368 ft²



Second Floor
Area: 19.7 m² ... 212 ft²

Total Area: 102.2 m² ... 1100 ft² (excluding eaves storage)

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.



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