



Vineyard Lane

Ticehurst, East Sussex, TN5 7LR

Guide price £1,200,000 Freehold

Wyatt
Hughes

VINEYARD LANE, TICEHURST, EAST SUSSEX, TN5 7LR

A beautifully designed modern home set within an impressive plot of approximately one-third of an acre (TBV), right in the heart of Ticehurst, offering light-filled living space, a high-quality finish and the convenience of village amenities just a short walk away.

This is a house that immediately feels light, open and well thought out. The vaulted entrance hall sets the tone, with large feature glazing drawing in natural light and creating a real sense of space from the moment you walk in.

The main living space sits to the rear of the property, where a superb open-plan kitchen, dining and family area opens directly onto the garden. With vaulted ceilings and full-height doors, it's a great everyday space that works just as well for entertaining. The kitchen is finished in a clean, contemporary style with a central island and integrated appliances, with a separate utility room keeping the practical side of things tucked away.

There's also a separate sitting room for quieter evenings, along with a dedicated study—ideal if working from home is a priority. A ground floor bedroom and shower room add flexibility, whether for guests or longer-term use.

Upstairs, there are three further double bedrooms, including a well-planned principal suite with dressing area and en-suite. The remaining bedrooms are served by a modern family bathroom, all finished to a high standard.

Outside, the property offers a landscaped garden with a generous terrace for outdoor dining, along with a double garage and plenty of parking to the front.

Built with efficiency in mind, the house benefits from underfloor heating with an air source heat pump, alongside the reassurance of a 10-year build warranty.

A well-balanced modern home in a popular village setting, offering both space and practicality in equal measure.

- Detached Four Bedroom Home • Double Garage & Driveway • Open Plan/Kitchen Living Space • Ground Floor Bedroom & Shower Room • Study/Home Office • Energy Efficient With Air Source Heating • Sat In Approx 1/3 Acre Plot (TBV) • Services - Mains Electric, Water & Sewerage • Council Tax - Rother TBC • SAP/EPC - TBC

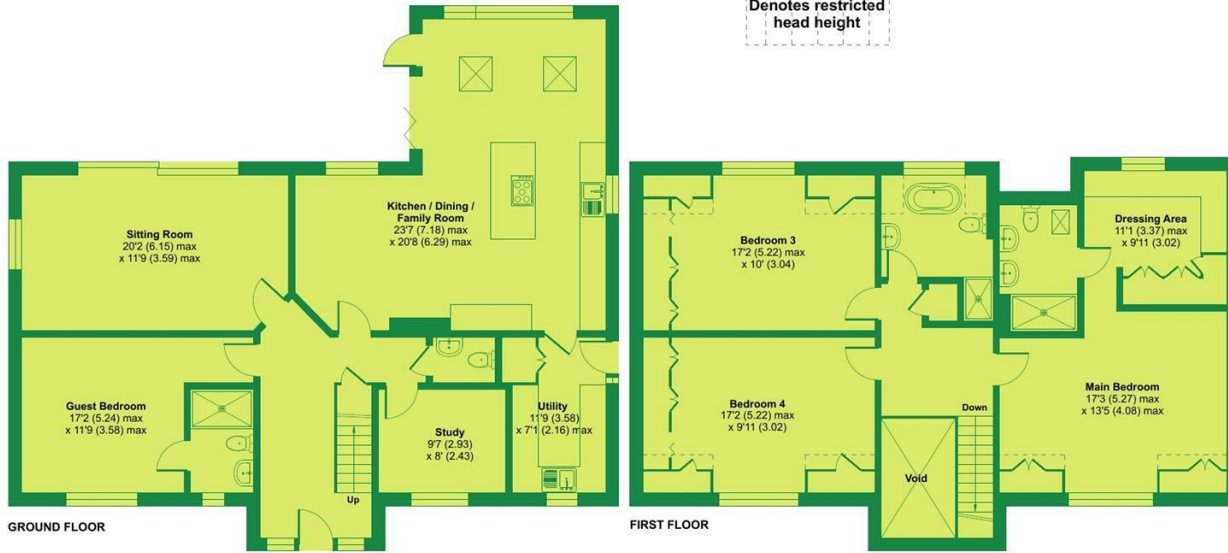


Unit 1, The Old Vineyard, Vineyard Lane, Ticehurst, TN5 7LR

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Lambert and Foster Ltd. REF: 1440950

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Wyatt Hughes

