



Located in a quiet close, within half a mile of the village centre and only a short walk from the primary school and recreation ground, is this good looking, semi-detached, three bedroom house with off-road parking and South facing garden. EPC: D
Guide Price £345,000 Freehold



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Laurel Cottage

Acres Rise, Ticehurst, TN5 7DD

Guide Price £345,000 Freehold

Coming to the market for the first time in twenty years, having served very well as a family home for the present owners, this semi-detached house offers well balanced accommodation over two floors, an off-road parking space to the front and an enclosed South-facing garden to the rear.

The accommodation includes two reception rooms, a kitchen, conservatory and WC on the ground floor plus three bedrooms and a bathroom on the first floor.

The conservatory has worked very well as an extra reception room, having been used as a playroom, office and for storage over the years. Although it does now require some TLC as some of the wooden frame has started to deteriorate. It has power, heating and lighting.

The kitchen is fitted with wall and base units and has space for a freestanding fridge freezer, washing machine and dishwasher. There is an integrated oven and gas hob with extractor over and useful under stairs storage as well. The kitchen would now benefit from being updated.

A new gas-fired boiler was installed in November 2025 and there is a smart Hive system for controlling the heating.

The majority of the ground floor is laid with laminate wood-effect flooring, perfect for young families and pets.

The bathroom was updated about 7 years ago and features an electric shower over a panelled bath.

The main bedroom has some fitted wardrobes and space for further wardrobes and drawers. The second bedroom is currently used as a single bedroom and study but would accommodate a double bed. The third bedroom is a single bedroom.

To the South-facing rear of the house is a fenced garden laid with decorative pebbles. There is a garden shed and space for seating and pot plants. There is an outside tap and rear gated access.

Location

Ticehurst is a picturesque village located about 3.5 miles East of Wadhurst and about 10 miles South-East of Royal Tunbridge Wells, in the High Weald National Landscape.

The village offers a lot of amenities including an award-winning pub in The Bell Inn (plus two more pubs close by), a village store with post office facilities, open seven days a week, a greengrocers, Buy the Weigh (zero waste shop and popular cafe), chemist and hairdressers, among others. Close to this property is the village hall and recreation ground

with children's playground, and the village primary school, which is rated Good by Ofsted. There is also St Mary's Church, in the centre of the village and Dale Hill Golf Course and Hotel nearby, which also has leisure facilities.

The surrounding countryside provides a wealth of walking opportunities and stunning scenery, including nearby Bewl Water Reservoir and Bedgebury Pinetum, which are popular attractions. Nearby Hawkhurst (5 miles) has supermarkets, a small cinema and other amenities. Tunbridge Wells offers more comprehensive shopping and recreational facilities.

The nearest stations are at Stonegate (3.7 miles), Wadhurst (5.6 miles) and Etchingham (4.5 miles). These all serve London Charing Cross and Cannon Street (Stonegate to London Bridge in just under 1 hr). There is a bus service that runs through the village serving Hawkhurst, Wadhurst, Wadhurst station and Tunbridge Wells.

Wadhurst has a secondary school and there are prep schools in Hawkhurst. Tunbridge Wells offers a wider selection of educational facilities including boys and girls grammar schools.

Material Information:

Rother District Council. Tax Band D (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 cavity wall insulation, half-weatherboarded elevations and a concrete tiled roof.

We are not aware of any safety or cladding issues.

The property does have some artex ceiling which may contain traces of asbestos (not tested).

The wooden frame of the conservatory does need some attention.

The property is located within the High Weald National Landscape and an Article 4 Area.

The title has restrictions and easements, in particular relating to what can be done with the garden. We suggest you seek legal advice on the title.

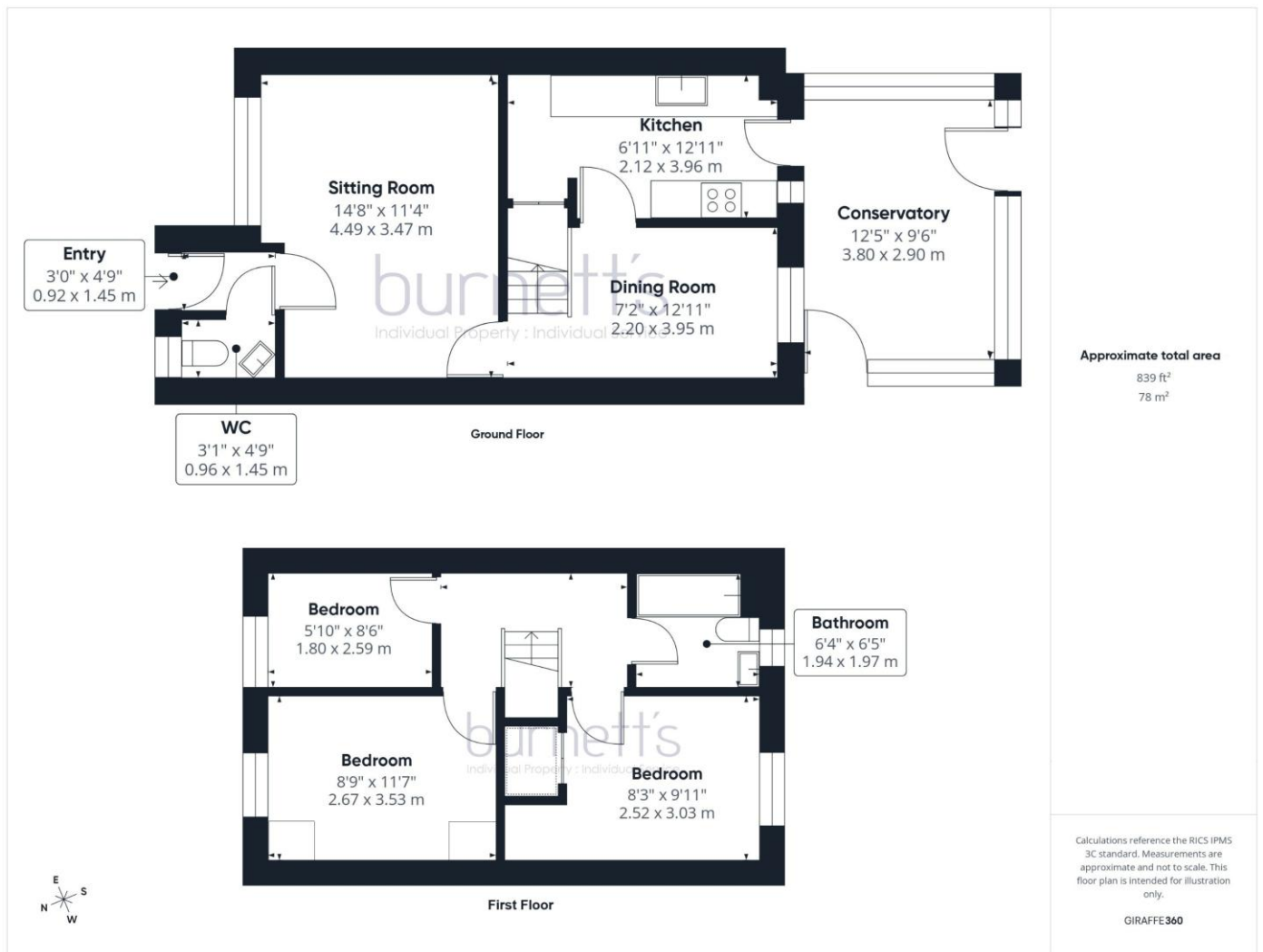
According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: According to Ofcom, Ultrafast broadband is available in this location.

Mobile Coverage: There is good mobile coverage from 02 in this area.

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 does not have step free access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

