CROSS LANE GARDENS

TICEHURST, WADHURST - £835,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

2 Cross Lane Gardens
Ticehurst, Wadhurst, TN5 7HY

Entrance Porch - Entrance Hall - Lounge With Wood Burner - Conservatory With Doors To Garden - Dining Room - Kitchen/Breakfast Room - Cloakroom - First Floor Landing - Bathroom - Four Bedrooms (One With En-Suite Shower Room) - Study With Access To Two Loft Rooms - Front Garden With Integral Garage & In/Out Driveway - Good Size Rear Garden

Located in a pleasant and peaceful cul-de-sac location on the edges of Ticehurst village with ready access to open areas of countryside, an impressively spacious four bedroom detached family home with considerable potential to develop the upper two loft rooms, subject to permissions being obtainable. As currently arranged, this large family home has a large ground floor lounge open to a conservatory with well maintained and tended gardens beyond, there is a separate dining room and a further spacious kitchen/breakfast room. It also enjoys a ground floor cloakroom, a large entrance hallway and an integral garage. There are four bedrooms to the first floor - of which three are especially good sized - and of which one has an en-suite facility. One of the bedrooms is currently used as an additional lounge though clearly this could become a spacious master bedroom once again. Beyond this, the first floor study has a staircase leading to a part converted loft void with two large loft rooms ripe for conversion - perhaps especially suitable for those who may enjoy a small lounge area adjacent to their bedroom. Externally the property has an in/out driveway and garage offering considerable parking space alongside well-tended and enclosed rear gardens. Given the size, specifications and quality of this proposition it should not come as a surprise that the current owner has been in residence for over 50 years.

Access is via a partially glazed double glazed door with inset opaque panels to:

ENTRANCE PORCH:
Opaque double glazed panels returning to the front, areas of exposed brick walls, fitted coat hooks and a further partially glazed door with inset opaque panels leading to:

Ravensburger
500

ENTRANCE HALLWAY:
Two sets of opaque glass panels returning to the porch. Of a good size and with generous areas of parquet flooring, radiator inset to a decorative cover, inset spotlights to the ceiling, a generous under stairs space and fitted a cabinet, stairs to the first floor landing. Partially glazed door to:

LOUNGE:
The lounge is of a particularly good size and with ample room for lounge furniture and for entertaining, carpeted, two radiators, cornicing. Feature inset wood burner with a polished granite mantle, hearth and surround. Shallow bay window to the front comprised of five sets of double glazed windows with two sets of windows to the side each with fitted Roman blinds. Double glazed French doors lead to the conservatory with further double glazed panels to either side. Partially glazed door leading to the dining room.

CONSERVATORY:
Accessed from the lounge with a tiled floor and being principally of a double glazed panel construction with a door to the side and sliding doors leading directly to the rear gardens. Fitted blinds to the roof area and further fitted blinds to one side with areas of exposed brickwork.

DINING ROOM:
Good areas of parquet flooring, radiator, partially glazed door returning to the lounge. Good space for a large dining table and chairs and associated furniture. Double glazed window to the rear.

CLOAKROOM:
Wood effect flooring, corner wash hand basin with mixer tap over and storage below, part tiled walls, mounted coat hooks, radiator. Opaque double glazed window to the front with fitted Roman blind.

KITCHEN/BREAKFAST ROOM:
Of an especially good size and with ample room for breakfast table and chairs. Feature tiled floor. Fitted with a range of wall and base units with a polished granite work surface. Excellent general storage space. Integrated electric oven and inset four 4 ring 'Neff' hob with feature splashback and extractor hood over. Integrated dishwasher and space for a large free standing American style fridge/freezer Inset one and a half bowl stainless steel sink with mixer tap over. Further single bowl stainless steel sink with mixer tap over. Double glazed windows to the rear and partially glazed double glazed door with double glazed windows to either side leading to the rear gardens. Door leading to:

INTEGRAL GARAGE:
Of an excellent size and with generous room for a large motor vehicle. Wall mounted boiler and further wall mounted electrical consumer unit and metres etc. Electric up and over door.

FIRST FLOOR LANDING:
Carpeted, door to a cupboard housing the hot water cylinder with shelving over. Doors leading to:

BATHROOM:
Corner panelled bath with mixer tap over, single shower head and fitted shower rail, pedestal wash hand basin, low level WC. Tiled floor, part tiled walls, wall mounted mirror fronted cabinet, wall mounted towel radiator, inset spotlights to the ceiling, extractor fan. Opaque double glazed windows to the front with fitted blind.

FIRST FLOOR LOUNGE:
Of a particularly good size and with ample room for lounge furniture and entertaining or indeed as a large bedroom if appropriate. Two radiators, cornicing, various media points. Four sets of Georgian style double glazed windows to the front and a shallow bay window to the rear comprising of five sets of double glazed windows.

STUDY:
Carpeted, radiator. Georgian style double glazed windows to the rear with fitted Roman blind. Space for desk, chair and study furniture. Door to an understairs cupboard area with good general storage space. Steps returning to the loft area. This is comprised of two rooms in an open plan style. Areas of sloping ceiling to each room and a total of three Velux windows each with fitted blinds. Door leading to a further large unconverted loft area.

BEDROOM:
Of a good size and with ample room for a large bed and associated bedroom furniture, inset spotlights. Areas of fitted wardrobes and further cupboards, bedside cabinets, and a dressing table. Double glazed windows to the side with fitted Roman blind and Georgian style double glazed windows to the front with fitted Roman blind. Opaque door leading to:

EN-SUITE SHOWER ROOM:
Low level WC, pedestal wash hand basin with mixer tap over, corner shower cubicle with glass door and two shower heads over, Tiled floor, part tiled walls, wall mounted towel radiator, extractor fan. Opaque double glazed window to the front with fitted Roman blind.

BEDROOM:
Carpeted, radiator. Space for a large double bed and further areas of fitted bedroom furniture. Georgian style double glazed windows to side and rear the former with fitted blinds.

BEDROOM:
Space for a single bed and associated bedroom furniture, radiator, fitted wardrobe with louvred doors. Georgian style double glazed windows to the rear with fitted blind.

OUTSIDE FRONT:
The property enjoys generous off road parking in the form of an in/out driveway with further large integral garage. Attractive retaining hedging to both sides and especially attractive mature plantings to the front affording both privacy and a very attractive view. Recess for bins and a gate to one side.

OUTSIDE REAR:
The rear gardens are of a very good size and are level and principally set to a well managed lawn with a combination of wooden fencing and mature hedging. There are generous beds adjacent to both sets of wooden fencing with mature shrub and spring bulb plantings. There are two low maintenance areas to the rear allowing good space for a garden furniture and entertaining. External tap, path returning to the front.

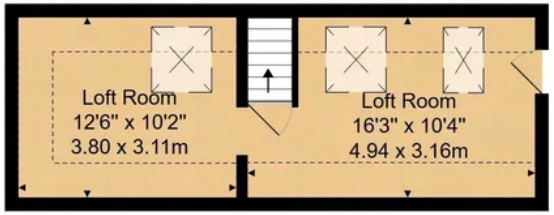
SITUATION:
The property is situated within a conservation area in a quiet location a short distance from the centre of the much sought after village of Ticehurst which offers an excellent range of shops and amenities including a village store, post office, chemist, doctors surgery, pubs, gallery, cafe, primary school, village hall and recreational ground as well as an attractive Church. Wadhurst is just over 3 miles distance and offers a wider selection of local communities including the well regarded uplands Community College and the regional centre of Tunbridge Wells is approximately 10 miles distance providing a comprehensive range of amenities including the Pantiles, Old High Street and Victoria Place shopping mall. For the commuter traveller Stonegate station is approximately 3 miles distance. Wadhurst station 4 miles distance, both providing services to London Charing Cross via London Bridge and Waterloo East with journey time 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. The beautiful surrounding countryside includes Bewl Water reservoir reputedly the largest area of inland water in the Southeast where a wide range of water sports can be enjoyed.

TENURE: Freehold

COUNCIL TAX BAND: G

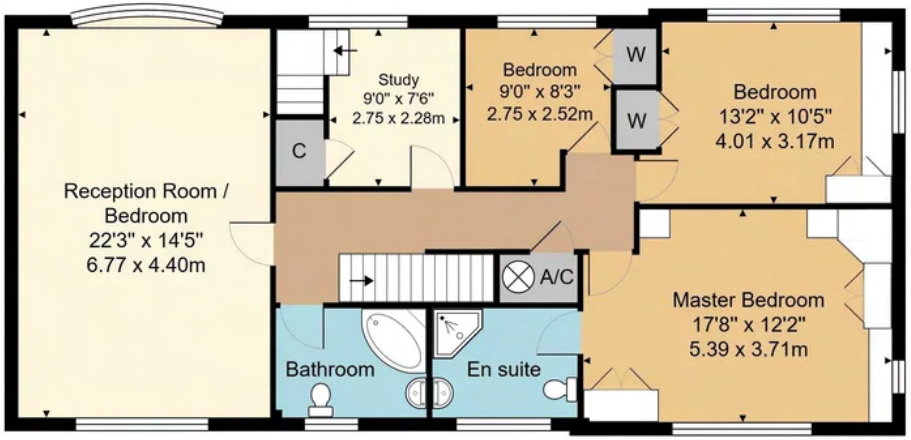
VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION: Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating



Second Floor

Ground Floor



First Floor

Approx. Gross Internal Area (Incl. Garage) 2807 sq. ft / 260.8 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

23 High Street, Tunbridge Wells,
Kent, TN1 1UT
Tel: 01892 511211
Email: tunbridgewells@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

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