



**10 Church Street**  
Ticehurst, East Sussex

An attractive and beautifully presented 4-bedroom detached period cottage of approximately 1,640sq.ft, which has been sympathetically extended and tastefully refurbished with the benefit of an excellent office/annexe, situated in a quiet, tucked away position in the heart of the village.

## Guide price £895,000 Freehold

**Situation:** The property is situated in a quiet, tucked away position in the centre of the much sought after village of Ticehurst, which offers a good range of local shops and amenities including a village store/post office, chemist, pubs, gallery, café, primary school, village hall and recreation ground.

Wadhurst is just over 3 miles distant and offers a wider selection of local amenities, including the well-regarded Uplands Community College and Sports Centre, and the regional centre of Tunbridge Wells is 10 miles distant and provides a comprehensive range of amenities including the Pantiles, cinema complex and theatres. Stonegate station (3 miles distant) and Wadhurst station (4 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 Wadhurst and Tunbridge Wells and the A21 is just over 2 miles to the east providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 40 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away.

The beautiful surrounding countryside includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

**Description:** 10 Church Street is a pretty and beautifully presented detached period cottage, which has been thoughtfully extended and refurbished in recent years and presents external elevations of tile hanging and render beneath a slate tiled roof and new double-glazed windows and doors throughout.

Arranged over two floors, the property provides flexible and spacious accommodation of approximately 1,640sq.ft/152sq.m, which includes: an entrance hall with a cloakroom, a light, good-sized, triple aspect sitting room with an open fireplace and French doors leading out to the garden, a study, a snug with a pretty fireplace fitted with a wood burning stove and French doors leading out to the garden. The snug is open plan to the dining area, which leads on to a beautifully appointed kitchen/breakfast room with French doors leading out to the garden, and there is a door to a lean-to, which is used as a boot room/utility room. On the first floor there are four double bedrooms – the main bedroom has fitted wardrobes and a well-appointed ensuite bathroom with a roll top bath and separate shower cubicle – and there is also a recently refitted shower room serving the other bedrooms.

On approaching the property there is off road parking for three cars and a detached oak-framed outbuilding, which is currently used to provide office accommodation, a kitchenette, shower room, a large attic room and storage area.

A gate gives access to the garden which has been beautifully designed and has well stocked flower borders planted with variety of shrubs and plants giving a wonderful display of colour and seasonal interest. The garden is laid to lawn with mature hedged borders providing a good deal of privacy and there is a pergola covered with a mass of climbing and rambling roses and clematis, a wild garden area, as well as a good-sized terrace outside the kitchen/breakfast room and a west facing gravel garden.

**EPC Rating:** D

**Services:** Mains water, gas and electricity

**Local Authority:** Rother District Council (01424) 787878

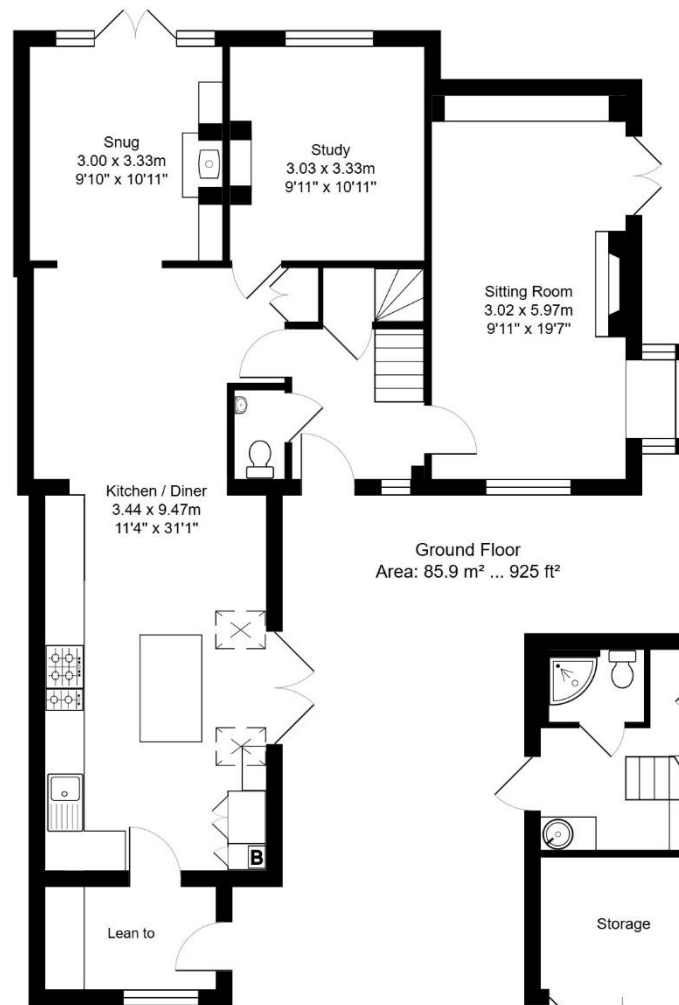
**Council Tax Band:** F (2026/27 - £3,859.51)

**Property address:** 10 Church Street, , Ticehurst, East Sussex TN5 7AH

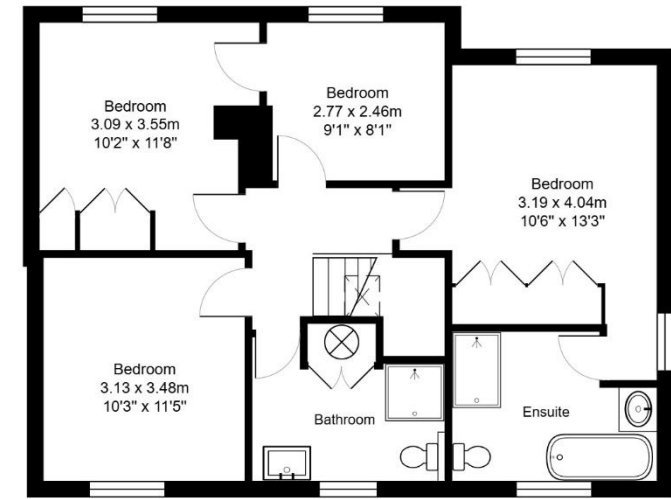


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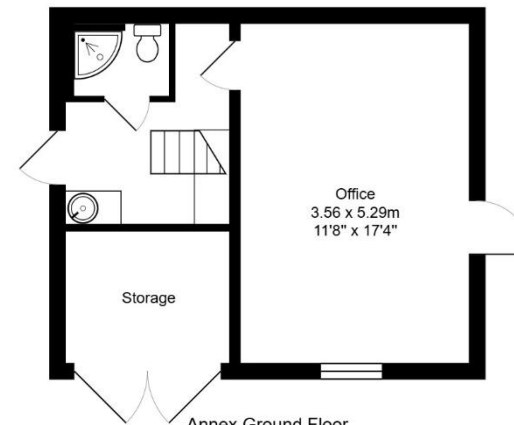
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



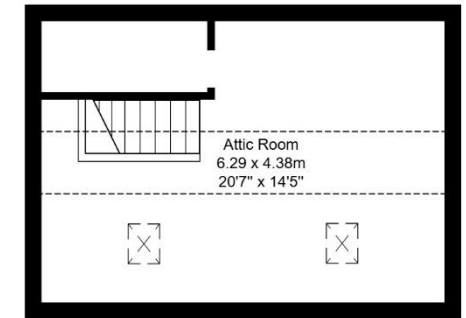
Ground Floor  
Area: 85.9 m<sup>2</sup> ... 925 ft<sup>2</sup>



First Floor  
Area: 66.3 m<sup>2</sup> ... 714 ft<sup>2</sup>



Annex Ground Floor  
(Not shown in actual location / orientation)  
Area: 33.1 m<sup>2</sup> ... 356 ft<sup>2</sup>



Annex First Floor  
(Not shown in actual location / orientation)  
Area: 27.6 m<sup>2</sup> ... 297 ft<sup>2</sup>

Total Area: 212.9 m<sup>2</sup> ... 2291 ft<sup>2</sup>

House: 152.2 m<sup>2</sup> ... 1638 ft<sup>2</sup>

Annex: 60.7 m<sup>2</sup> ... 653 ft<sup>2</sup>

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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