



ROSE COTTAGE
LOWER PLATTS, TICEHURST, EAST SUSSEX, TN5 7BU



**Lambert
& Foster**

STONEGATE STATION 3 MILES | TUNBRIDGE WELLS 11 MILES | GATWICK AIRPORT 32 MILES

ROSE COTTAGE, LOWER PLATTS, TICEHURST, EAST SUSSEX, TN5 7BU

A beautifully presented and deceptively spacious four-bedroom unlisted character home, situated in the heart of the highly sought-after village of Ticehurst, enjoying private gated parking, a detached garden office and wonderfully stylish accommodation throughout.

ASKING PRICE £615,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this beautifully presented and deceptively spacious four-bedroom unlisted character home, situated in the heart of the highly sought-after village of Ticehurst, enjoying private gated parking, a detached garden office and wonderfully stylish accommodation throughout.

Originally the village shop, Rose Cottage has been thoughtfully and extensively renovated by the current owners to an excellent standard, successfully blending period charm with contemporary design. Character features remain throughout the property including exposed beams, fireplaces and cottage-style doors, whilst the interiors have been carefully curated to create a distinctive and highly individual home.

The ground floor offers superb entertaining and family space, comprising a striking dining room with feature fireplace and bespoke panelling, a generous sitting room with dual aspect windows and a beautifully appointed kitchen/breakfast room fitted with ample worktop space and direct access to the garden. A cloakroom and useful storage complete the ground floor accommodation.

To the first floor are four bedrooms and a family bathroom, with the principal bedroom enjoying particularly generous proportions. The bedrooms offer flexibility for family living, guest accommodation or further home working space if required.



Outside, the property is approached through timber gates opening onto a private gravel driveway providing off-road parking. The rear garden enjoys a good degree of privacy and mature planting, with a contemporary detached garden office/studio positioned at the far end of the plot, ideal for home working, creative use or a gym.

Rose Cottage occupies a convenient position within the picturesque village of Ticehurst, a thriving East Sussex village renowned for its period properties, strong community feel and excellent local amenities. The village offers a selection of independent shops, cafés and well-regarded public houses including The Bell and The Bull, together with a popular village primary school and access to a number of highly regarded state and independent schools in the surrounding area, including Saint Ronan's Preparatory School, Marlborough House Vinehall and Benenden School. The wonderful amenities of Bedgebry Pinetum and Bewl Water Reservoir are also close by.

Stonegate mainline station is approximately 3 miles distant, providing regular services to London Charing Cross and London Bridge, whilst Tunbridge Wells is approximately 14 miles away and Gatwick Airport approximately 32 miles distant. The nearby A21 also offers convenient road links to Tunbridge Wells, Hastings and the wider motorway network.





FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

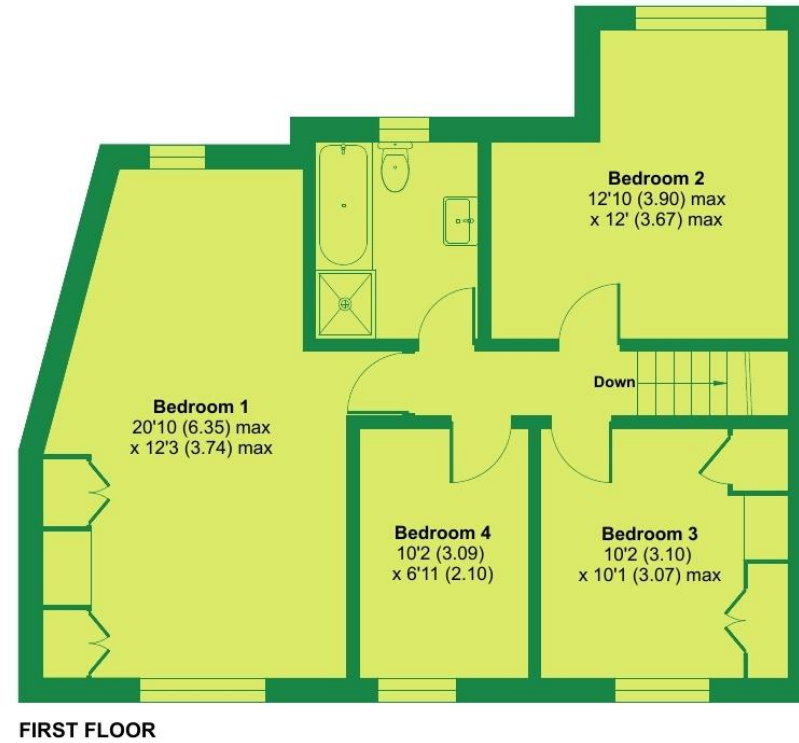
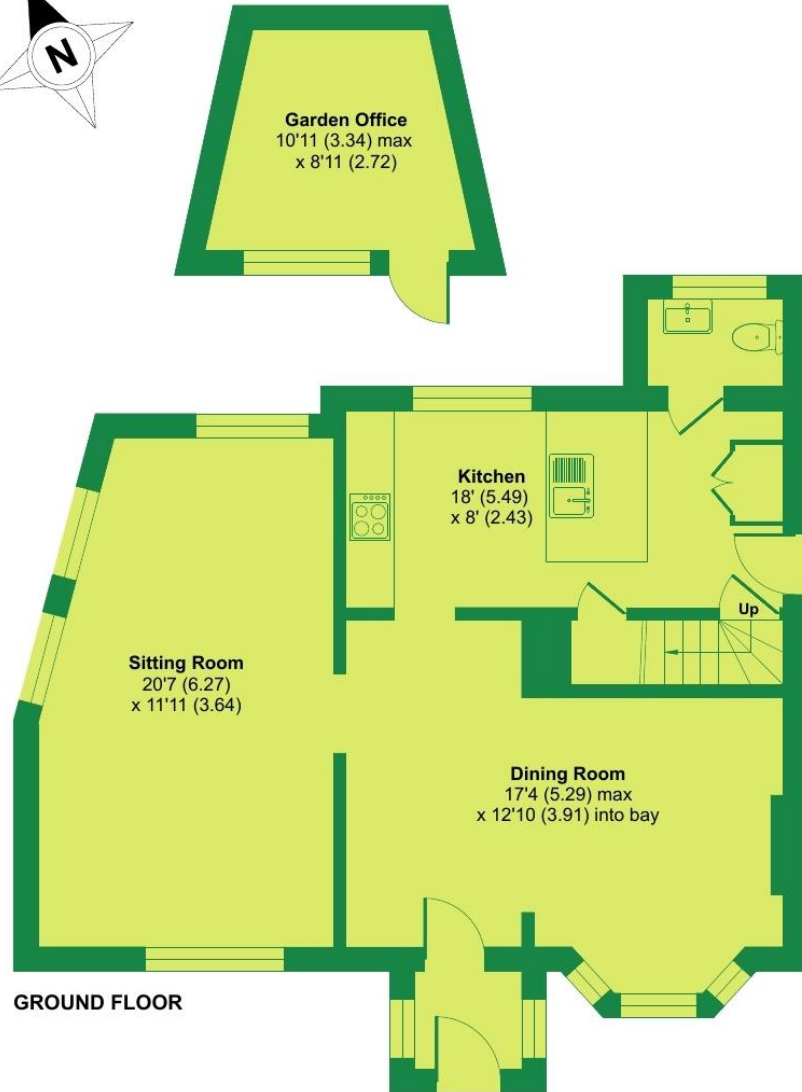
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Approximate Area = 1334 sq ft / 123.9 sq m

Outbuilding = 81 sq ft / 7.5 sq m

Total = 1415 sq ft / 131.4 sq m

For identification only - Not to scale





VIEWING: By appointment only. **Sussex Office:** 01435 873999.

WHAT3WORDS: ///VALUED.MONK.BREW

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.rother.gov.uk

COUNCIL TAX: Band E **EPC:** D (58)

FLOOD & EROSION RISK:

Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick & tile elevations & tiled roof

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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