



11 Lower St Marys, Ticehurst,
East Sussex



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An attractive mid-terraced family house, built by Millwood Designer Homes, located in the heart of the ever popular village of Ticehurst. The property offers beautifully presented accommodation, arranged over three floors, with the benefit of an integral garage and rear garden with paved terrace.

Stonegate station 3.5 miles (London Bridge from 60 minutes).
Wadhurst station 5.1 miles (London Bridge from 54 minutes).
Goudhurst 6.4 miles. Tunbridge Wells 10.6 miles (London Bridge from 44 minutes). Rye 18.6 miles. London 50 miles.
(All times and distances approximate)



Tenure: Freehold

Local authority: Rother District Council, Tel. 01424 787878

Council tax band: F

Services: Mains water and electricity. Gas-fired heating. Mains drainage.



The Property

11 Lower St Marys is an attractive mid-terraced family house, built by Millwood Designer Homes, which offers beautifully presented accommodation arranged over three floors. The front door opens into a reception hallway giving access to a cloakroom/w.c. and the integral garage. A door leads through to a spacious kitchen/ dining/family room which benefits from a range of fitted wall and base units with integrated appliances and hob, tiled flooring. To one end of the room, there is a lovely sitting/family area with an impressive Velux window above and French doors leading out to the rear terrace and garden.

On the first floor there is an elegant reception room, spanning the width of the house, with two sets of French doors opening out to a balcony with views to the front. There are also two bedrooms on this level as well as a family bathroom.

On the second floor, the principal bedroom has a window to the front, fitted wardrobes and a well-appointed en suite shower room. Bedroom 4 also has fitted wardrobes and two windows overlooking the rear garden.



Gardens and Grounds

The house is approached via a private road leading to the property's private driveway/ parking space and integral garage. To the rear of the house there is a small paved terrace leading on to the lawned garden with mature shrubs and ornamental trees. A pathway leads to the bottom of the garden with gated rear access.

Management Charge

There is a management charge for the maintenance of the shared private road. This is approximately £400 per annum.



The property offers flexible family accommodation, set in an easily accessible location, close to the village amenities.

Situation

The property is located within the High Weald Area of Outstanding Natural Beauty, in the heart of the ever popular village of Ticehurst which offers a good range of local amenities and shops including post office, village store, award winning public house, zero waste shop, parish church and village primary school. Nearby Wadhurst is well-served with shops and amenities for everyday needs as well as a mainline station providing an excellent commuter service to London. The pretty 16th century village of Mayfield is also nearby, as is Tunbridge Wells which provides a comprehensive range of shopping, recreational and cultural amenities as well as mainline station.

There is an excellent choice of schooling in the area, in both the state and private sectors, including Mayfield School (girls), Holmewood House Preparatory at Langton Green, Vinehall in Robertsbridge, Marlborough House and St Ronan's in Hawkhurst, Uplands Community College in Wadhurst and grammar schools (boys and girls) in Tunbridge Wells and Tonbridge.

Leisure amenities in the area include golf at a number of courses such as Dale Hill at Ticehurst, The Nevill at Tunbridge Wells and the Royal Ashdown Forest in Forest Row; walking and riding in the surrounding countryside; sailing and water sports at nearby Bewl Water and on the south coast.

Directions (TN5 7AW)

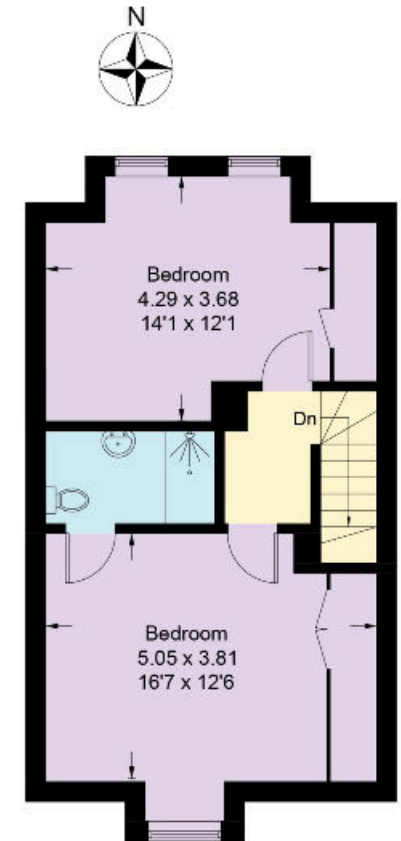
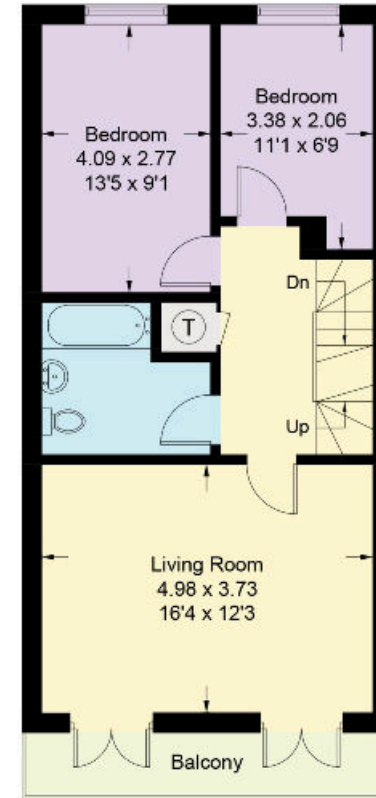
From Tunbridge Wells, proceed in a southerly direction on the A21. At Flimwell crossroads, turn right onto the B2087 towards Ticehurst. After 1.7 miles, turn right onto the B2099 (High Street). After 0.2 of a mile, turn left onto Lower St Marys (private road - immediately before the 'no entry' St Marys Lane). Continue on this private road, round the right-hand bend, and the property (No. 11) will be found on the right-hand side.





**Approximate Gross Internal Floor Area
139.71 sq m / 1504 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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