



A rarely available opportunity to purchase two semi-detached cottages with land, in total 4.71 acres, located in the heart of the picturesque village of Ticehurst.

#### Situation

The properties are situated in the heart of the highly desirable village of Ticehurst, which offers a range of local amenities and shops, including a post office, village store, award-winning public house, zero waste shop, parish church, and village primary school. The nearby village of Wadhurst offers further amenities, and a comprehensive range of shopping, commercial, and leisure facilities are available at Tunbridge Wells. Rail services are available from nearby Stonegate and Wadhurst stations with a journey time to London in around an hour.

There is an excellent choice of schooling in the area, in both the state and private sectors, including Vine Hall at Roberstbridge, St Ronans and Marlborough House at Hawkhurst, Benenden School, and public schools in Ticehurst, Stonegate, Burwash and Wadhurst. There is also a Community College in Wadhurst.

Leisure facilities include golf at Dale Hill, Hawkhurst, Lamberhurst, Chart Hills, and the East Sussex National at Uckfield. Sailing and water sports are available at Bewl Water and on the south coast and walking and riding at Bedgebury Pinetum and in the surrounding countryside.

#### Distances

Ticehurst High street 0.1 of a mile, Stonegate station 3.1 miles (London Bridge from 65 minutes) A21 (Flimwell) 2 miles, Etchingham station 4.1 miles (London Bridge from 70 minutes) Wadhurst station 5.7 miles (London Bridge from 55 minutes), Tunbridge Wells 10.6 miles (London Bridge from 46 minutes), Rye 18.7 miles, London 55.5 miles (All times and distances are approximate).















### No 41

The property opens up into a hallway, providing access to all the principal living areas. There is a dining room located at the front of the property with a feature fireplace. The living room is a generous size and provides acess to the galley kitchen with fitted wall and base units and sliding doors viewing overlooking the garden. There is a separate utility room just off the kitchen with a cloakroom and access to a single garage and garden store.

On the first floor, there are three bedrooms all with integrated storage with a good-sized family bathroom.

The properties are approached via a shared driveway with parking for multiple cars; to the right is a modest front garden with mature hedging and trees that border the front. To the rear, the garden is mainly laid to lawn with established plants, shrubs, and trees with a useful shed.

#### No 40

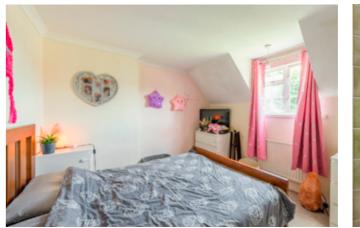
The property opens up into a hallway, providing access to all the principal living areas. The living room is located to the left-hand side with a feature fireplace and views overlooking the front and rear of the property. There is also a separate dining room to the front with a separate reception room just off the kitchen with access to a utility room and a cloakroom.

Steps lead up to the first floor, with three bedrooms, all with integrated storage and a well-appointed family bathroom.

The properties are approached via a shared driveway with parking for multiple cars; mature hedging and trees border the front. To the rear, there is a large garden that is mainly laid to lawn with a patio area and established plants, shrubs, and trees.

























## Land

There is a field located behind the properties which is accessible either from a metal gate situated in the garden of no 41 or from the footpath alongside the northeast side.

# Directions (TN5 7AS)

From Tunbridge Wells, head south on Frant Road (A267) for 2.7 miles. Just after passing through Frant village, turn left onto Wadhurst Road B2099 (signposted Wadhurst and Ticehurst). Continue on the B2099 for 7.3 miles into Ticehurst Village High Street, where the properties (40/41) can be found on the left-hand side (just opposite Highbury Fields).

# Property information

Services Mains water, drainage, and electricity. Gas-fired central heating.

Local Authority Rother District Council, Tel. 01424 787878

Council Tax Band 40/41: D

Tenure Freehold

**Agents Note** The properties (40/41) are listed on one title. The land is listed on a separate title. Both the properties and land are being sold together.

Viewings Strictly by prior appointment with Knight Frank, LLP

Approximate Gross Internal Floor Area

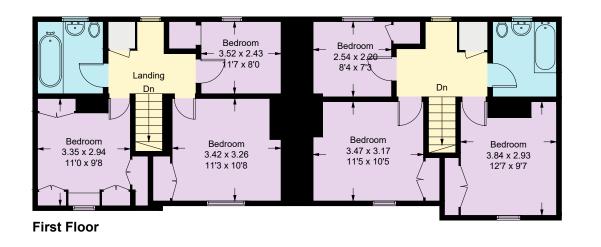
Main House = 195.5 sq m / 2,104 sq ft

Garage/Garden Store = 24.6 sq m / 265 sq ft

Total = 220.1 sq m / 2,369 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 on the last page of the text of the Particulars.



Living Room

5.46 x 3.46

17'11 x 1'

Kitchen

3.90 x 2.20 12'10 x 733

IN

40

Dining Room

3.50 x 2.90

11'6 x 9'6

Reception Room

3.32 x 1.85

10'11 x 6'1

Knight Frank
Tunbridge Wells

47 High Street I would be delighted to tell you more

Garden Store

3.36 x 2.55 11'0 x 8'4

Garage

5.73 x 2.55

18'10 x 8'4

**Ground Floor** 

Tunbridge Wells Lucy Martin
Kent TN1 1XL 01892 515035

knightfrank.co.uk lucy.martin@knightfrank.com

PRODUCED FROM SUSTAINABLE SOURCES.

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.

Room

Kitchen

3.86 x 2.73

12'8 x 8'11

Dining Room

3.54 x 2.91

11'7 x 9'7

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Up

IN

41

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing, help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Living Room

5.66 x 3.41

18'7 x 11'2