



High Street, Ticehurst, Wadhurst, East Sussex

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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, Etchingam 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).



3-6 1-2 2-5   EPC D



## 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 access 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.



Knight Frank  
Tunbridge Wells  
47 High Street  
Tunbridge Wells  
Kent TN1 1XL  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
Lucy Martin  
01892 515035  
[lucy.martin@knightfrank.com](mailto:lucy.martin@knightfrank.com)



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Particulars dated [June 2024]. Photographs and videos dated [June 2024].

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