



High Street

Ticehurst, East Sussex, TN5 7AS

Guide price £700,000 Flying Freehold

Wyatt
Hughes

Guide Price £700,000 - £725,000

A Four-Bedroom Grade II Listed Cottage in the Heart of Ticehurst Village.

Beautifully set within the centre of the highly sought-after village of Ticehurst, this charming Grade II listed end of terrace cottage which offers an abundance of character paired with modern comforts. Arranged across three spacious floors, the property provides versatile and well-proportioned living accommodation including two reception rooms, a bespoke kitchen/breakfast room with Aga, four bedrooms, two bathrooms, a private garden, and the rare benefit of two dedicated parking spaces.

From the private courtyard, the entrance opens to two bright and generous reception rooms with excellent ceiling height, character details, and a warm, welcoming atmosphere. The ground floor is predominantly open plan, enjoying an airy flow with lovely views across the rear garden from the large sitting room. Recently upgraded, the entire ground floor now features underfloor heating, ensuring comfort and efficiency throughout the living spaces.

The bespoke kitchen, centred around a classic gas Aga, has been thoughtfully designed to combine style and practicality. It leads directly onto a large dining terrace, perfect for entertaining, which in turn is surrounded by a private, partly walled cottage garden, a tranquil retreat with plenty of charm and privacy. Nb* the current owners also have obtained planning permission for a garden office.

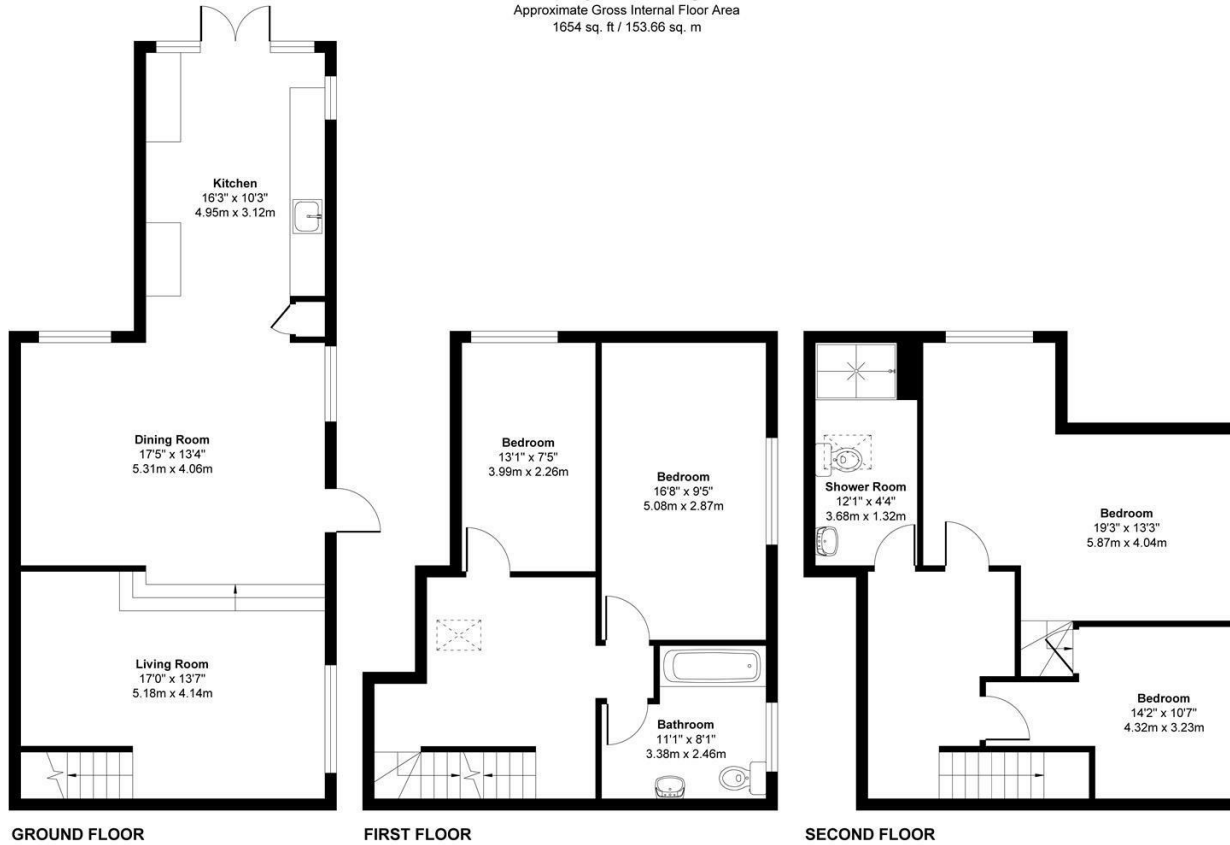
Upstairs, the first floor opens onto a very spacious landing area, giving a sense of light and scale. Two well-proportioned bedrooms are complemented by a beautifully renovated family bathroom.

The second floor continues to impress with a striking landing featuring exposed beams and character detail. Two further bedrooms are served by a fitted shower room, again finished to a superb standard. From both the first and second floors, the outlook is exceptional, with far-reaching countryside views stretching toward the scenic Bewl Water.

- Grade II Listed Cottage
- Open Plan Living Space
- Kitchen / Breakfast Room
- Four Bedrooms & Two Bathrooms
- Private Garden With Sun Terrace
- Two Parking Spaces
- PP for Garden Office - RR/2024/678/P
- Mains Drains, Mains Electric, Mains Gas
- Council Tax Band E
- EPC Exempt



Courtyard Cottages
Approximate Gross Internal Floor Area
1654 sq. ft / 153.66 sq. m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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