



**14 Lower St Marys**  
Ticehurst, East Sussex

An attractive and individual double bay fronted 6 bedroom detached family house, offering beautifully presented and spacious accommodation of 2,635 sq. ft, benefiting from being situated within a quiet development within easy walking distance of the village centre.

## Guide price £995,000 Freehold



### Situation:

14 Lower St Marys is situated in a sought after and quiet development in the popular village of Ticehurst, which offers a good range of local shops and amenities including a village store/post office, the renowned Bell Inn, chemist, zero-waste shop, gallery, café, primary school, village hall and recreation ground. a doctor's surgery, chemist, greengrocer, café and primary school.

Wadhurst is approximately 3½ miles distant and provides a wider selection of local amenities including the well regarded Uplands Community College.

For the commuter, mainline stations can be found at Etchingham, Stonegate and Wadhurst and they provide regular services to London Charing Cross/Cannon Street in approximately an hour. The A21 is also within easy reach and links with the M25.

The regional centre of Tunbridge Wells is just under 10 miles distant and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres.

The beautiful surrounding countryside includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed. Dale Hill Golf Club and Hotel is also within each reach of the property.

### Description:

The property is a modern and substantial detached house with attractive brick and tile external elevations beneath a tiled roof. Built by Millwood Homes in 2007, it is one of just 20 properties within this quiet and well established development.

Providing light, beautifully presented and flexible accommodation, with plenty of storage, the property has been very well maintained by the current owners and includes a stylish kitchen/breakfast room with painted base and wall units and granite work surfaces, a family bathroom, a shower room and two en-suites with modern sanitary ware, and benefits from double glazing throughout and an easy to manage garden with an open aspect overlooking a field.

The accommodation includes on the ground floor; a good-sized reception hall with a large storage cupboard, a cloakroom, a spacious double aspect sitting room with a feature fireplace and french doors leading out to the garden, a dining room and a study, both with fitted cupboards and shelves, and bay windows overlooking the front, a beautifully appointed kitchen/breakfast room with integrated appliances and with french doors leading out to the garden and a utility room. On the first floor there is a double aspect master bedroom with fitted wardrobes and an en-suite bathroom, a guest bedroom with a fitted wardrobe and an en-suite shower room, 2 further double bedrooms with bay windows and a family bathroom. On the second floor there are two large double bedrooms and a shower room.

Outside there is a pretty front garden with topiary box hedging and an attractive low level wrought iron fence. There is a single detached garage and parking for several cars. The gardens lead round the house to the rear west facing garden, which is mainly laid to lawn with a variety of plants and shrubs and it is enclosed by fencing and hedging to the sides and stock fencing to the rear. There is a large terrace spanning the width to the rear of the house, which is ideal for outdoor entertaining and for enjoying the lovely view of the field and church beyond.

**Local Authority:** Rother District Council (01424 787878)

**Services:** Mains water, gas and electricity. Gas fired central heating. Mains drainage

**Council tax band:** G

**Energy efficiency rating:** B

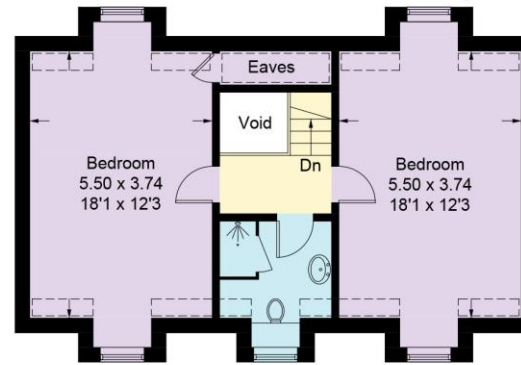
**Property address:** 14 Lower St Marys, Ticehurst, East Sussex TN5 7AW

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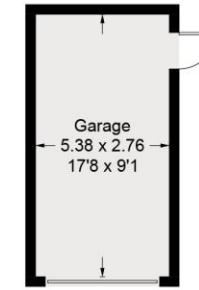
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Approximate Gross Internal Area = 244.8 sq m / 2635 sq ft  
 Garage = 14.8 sq m / 159 sq ft  
 Total = 259.6 sq m / 2794 sq ft (Excluding Void)



— = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

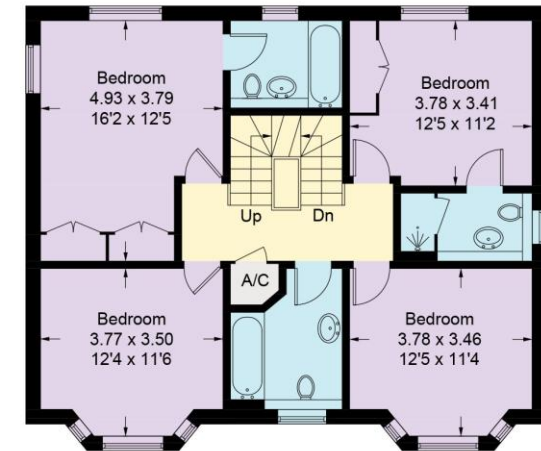
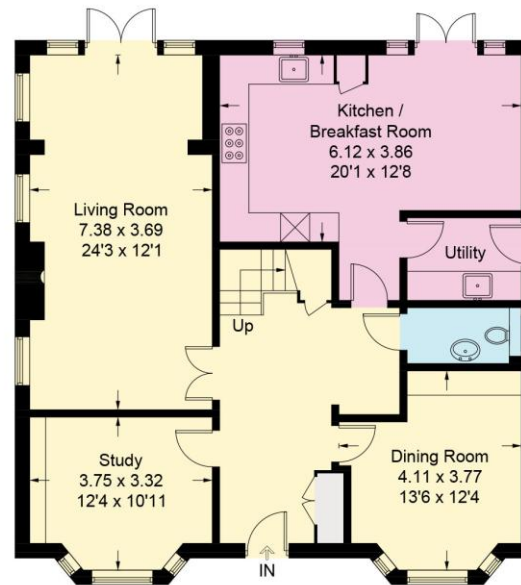


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1183924)

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