



Hillbury House

High Street, Ticehurst, East Sussex

An attractive and substantial Victorian detached village house of approximately 4,062 sq.ft, with many period features throughout, offering excellent scope for some general updating and improvement, benefiting from wonderful south facing gardens and from being situated within easy walking distance of the village centre.

Guide price £1,350,000 Freehold

Situation:

Hillbury House is situated in a convenient location in the much sought after and vibrant village of Ticehurst, which offers a good range of local shops and amenities including a village store/post office, chemist, zero-waste shop, pubs, gallery, café, primary school, village hall and recreation ground.

Wadhurst is just 3½ miles distant and offers a wider selection of local amenities and the regional centre of Tunbridge Wells is 10 miles distant and provides a comprehensive range of facilities including The Pantiles, Royal Victoria shopping centre, cinema complex and theatres.

For the commuter, Wadhurst Station is approximately 4 miles distant and provides a regular rail service to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with a journey time of about an hour. Regular bus services also operate from Ticehurst to Wadhurst and Tunbridge Wells and the A21 is just over 2 miles to the east providing a direct link to the M25 (junction 5) and the coast.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, which is within 1 mile, and is reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description:

The property is a substantial Victorian detached village house, providing light, spacious and well-proportioned accommodation of approximately 4,062 sq.ft, with high ceilings and many lovely period features, including cornicing, large sash windows, stain glass windows, fireplaces in most of the rooms and original doors.

Having been in the same ownership for 50 years, the property has been well maintained with many improvements made and now offers excellent scope for some general updating and further improvement, and if required, there is potential to create self-contained accommodation on the second floor (subject to the necessary consents).

With external elevations of brick, tile hanging and render beneath a tiled roof, the accommodation is arranged over three floors and includes on the ground floor; a spacious entrance hall with access to a full height cellar, a cloakroom, an impressive drawing room with a large bay window and french doors leading to the garden, a sitting/dining room with a large bay window overlooking the garden, a family room/study with a large bay window to the front, a spacious kitchen breakfast room with a useful pantry and a bay window overlooking the garden, a utility room and a good-sized conservatory with french doors leading to the garden and access to a storage room which leads to a garage. On the first floor there is a spacious landing with a lovely stained glass window over the stairs and a large airing cupboard, a master bedroom with a large bay window with far reaching views and an adjoining bathroom with a separate shower, a guest bedroom with a useful wash basin and a large bay window with far reaching views, a further double bedroom with a large bay window to the front, a family bathroom and separate WC. On the second floor there are three further double bedrooms (two with far reaching views) and a spacious bathroom with access to eaves storage.

Outside and to the front there is a mature hedge, a large border with a variety of mature shrubs and trees and the property is approached via an in and out gravel drive which provides parking for several cars. There is access to an attached garage, and double gates lead to a courtyard with a selection of useful outbuildings and additional doors lead to the garage which leads through to a useful storage room/workshop.

A real feature of the property is the large south facing landscaped garden to the rear, which is laid out in clearly defined areas. There is a good-sized area of gravel, which is ideal for outdoor entertaining and for enjoying the peace and tranquillity of the garden, sweeping steps lead to a large flat area of lawn which is surrounded by mature borders of specimen plants and shrubs, providing the perfect setting for croquet or children's activities, and beyond a post & rail fence, steps lead to a less formal area which includes a variety of shrub rose beds, a mini orchard of fruit trees and vegetable beds. The garden has well established hedged boundaries and fencing on all sides.

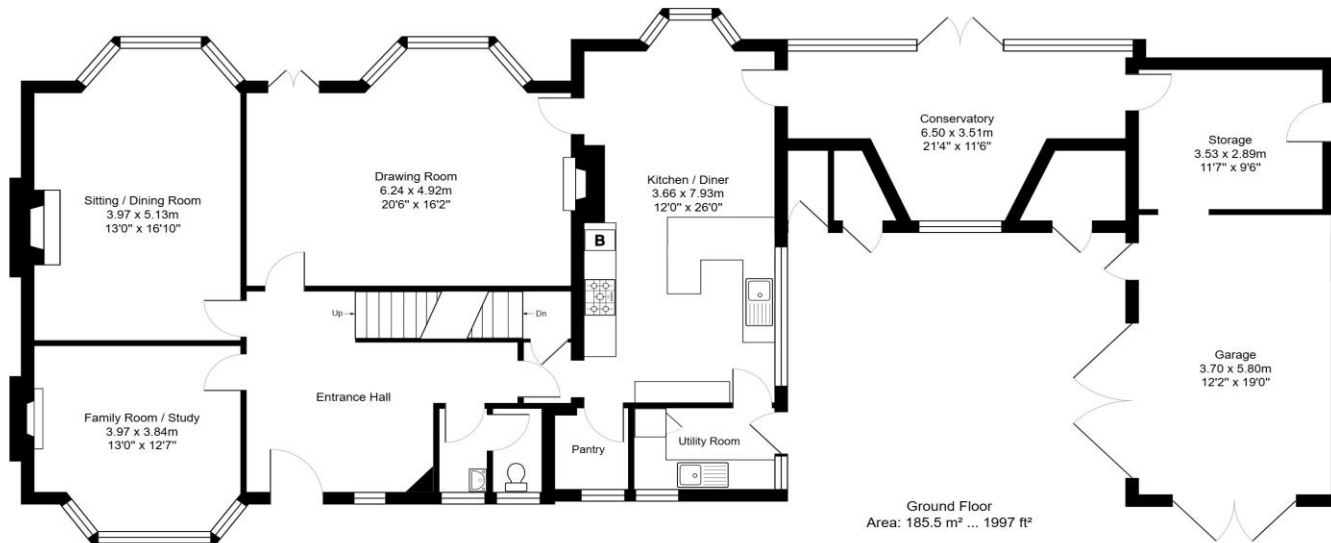
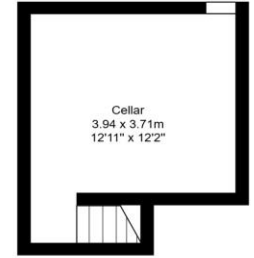
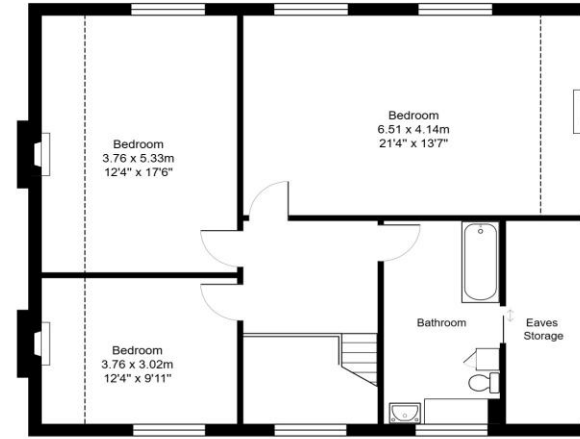
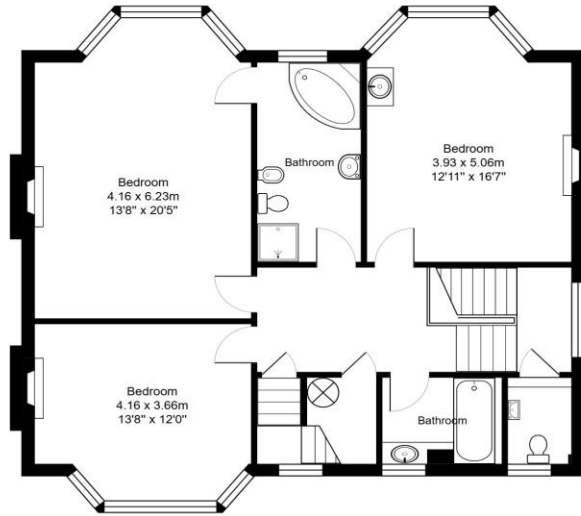
Services: Mains water and electricity. Gas-fired central heating **Local Authority:** Rother District Council (01424) 787000

Current EPC Rating: E **Current council tax band:** G **Property address:** Hillbury House, High Street, Ticehurst, East Sussex TN5 7AR



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



Total Area: 377.4 m² ... 4062 ft² (excluding eaves storage)

House: 320.7 m² ... 3451 ft²

Conservatory/Outbuildings: 56.7 m² ... 611 ft²

All measurements are approximate and for display purposes only.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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