



Cross Lane  
Ticehurst, TN5 7HQ

Guide price £850,000 Freehold

Wyatt  
Hughes

# CROSS LANE, TICEHURST, TN5 7HQ

GUIDE PRICE £850,000 FREEHOLD

A beautifully presented and thoughtfully reconfigured three-bedroom detached chalet bungalow, ideally positioned on a quiet lane in the heart of Ticehurst, just a short walk from the village centre and local amenities.

Orchard Cottage has been significantly improved by the current owners and now offers flexible accommodation with a real emphasis on modern open-plan living. The standout feature is the impressive kitchen/living space, where walls have been opened up to create a sociable hub, seamlessly connecting to the outside via doors onto a south-facing veranda – perfect for entertaining and everyday family life.

The ground floor provides versatile accommodation, including a generous bedroom, stylish shower room with utility room, and a cleverly designed hidden office space, ideal for working from home.

The former garage has also been converted to create an additional office/auxiliary room, offering further flexibility depending on individual needs.

Upstairs, there are two well-proportioned double bedrooms served by a contemporary family bathroom, all enjoying a pleasant outlook over the surrounding gardens.

Externally, the property is set within mature wrap-around gardens, offering a high degree of privacy with established planting and multiple seating areas. The elevated position allows for a wonderful open feel, while the driveway provides ample off-road parking.

Ticehurst is a highly sought-after village in East Sussex, offering a range of independent shops, pubs, and amenities, with nearby mainline stations providing access to London.

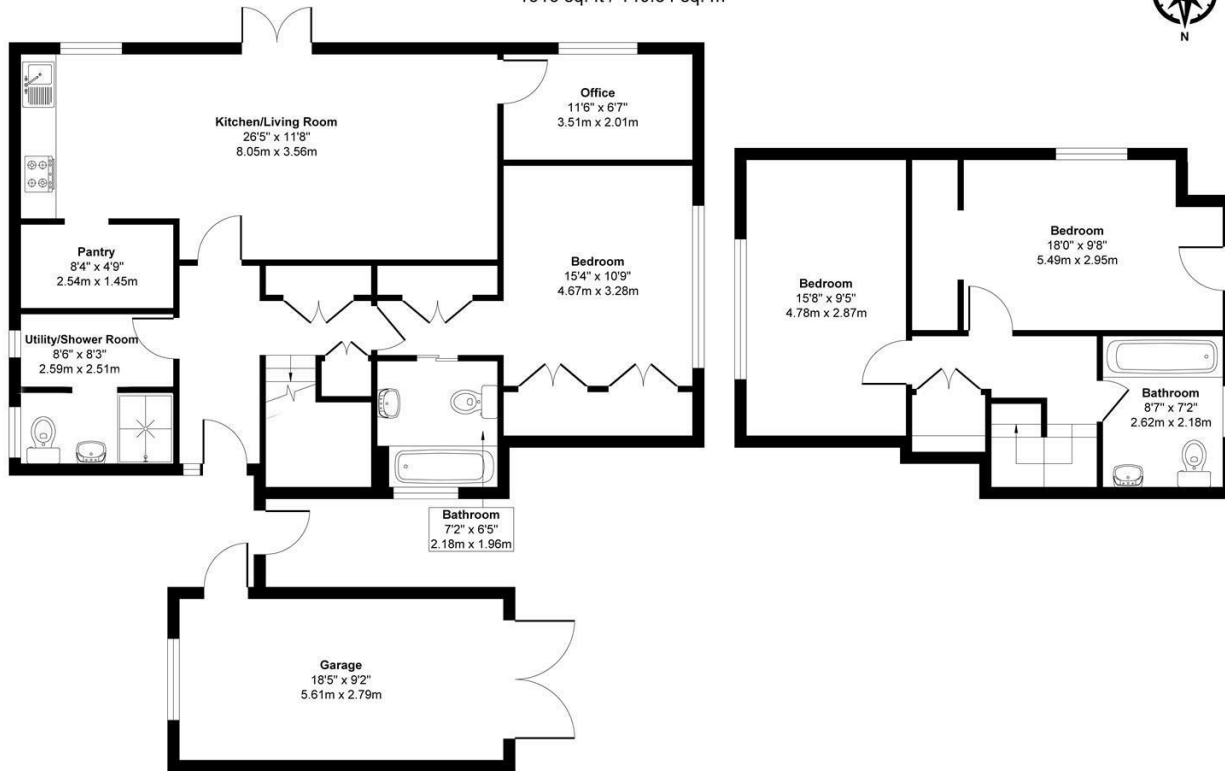
A rare opportunity to acquire a turnkey home in a desirable village location, offering both character and modern living in equal measure.

• Three Bed Detached Chalet Bungalow • Walk to Village Centre • Open Plan Kitchen Living • South Facing Veranda • Converted Garage • Three Bathrooms & Utility Room • Wrap Around Gardens • Ample Private Parking • Mains Water, Electric, Gas & Drainage • Council Tax: Rother Band F



## Orchard Cottage

Approximate Gross Internal Floor Area  
1516 sq. ft / 140.84 sq. m



GROUND FLOOR

FIRST FLOOR

Produced By Picpreview.co.uk Ltd.



| 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 |         |           |
|                                             |         | 79        |
|                                             | 45      |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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