



**The Tithe Barn**  
Pashley Road, Ticehurst, East Sussex

An impressive and beautifully presented converted detached barn, offering a light and spacious living space of much character and charm, benefiting from not being listed and from being situated in a much sought after location on the outskirts of Ticehurst, close to Tunbridge Wells.

## Guide price £850,000 Freehold

**Situation:** The Tithe Barn is situated in a convenient semi rural location on the outskirts of Ticehurst village with views over its gardens and adjoining countryside.

Ticehurst and Wadhurst villages are ½ a mile and 5 miles respectively and offer an excellent range of shops and services for everyday needs. There is also a good selection of schools in the area, including state primary and independent schools and the well regarded Uplands Community College.

For the commuter, Wadhurst, Etchingam and Stonegate mainline stations are within easy driving distance and provide regular services to London Bridge, Charing Cross and 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 approximately 9 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and 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.

**Description:** The Tithe Barn is a superb detached barn conversion with attractive weatherboard elevations beneath a tiled roof. Converted in the 1980's, the property has been well maintained and sympathetically improved to a high standard offering light, spacious and versatile family accommodation of approximately 3000 sq.ft, with vaulted ceilings, lovely exposed timbers and period features throughout.

Benefitting from being mainly double glazed throughout, the accommodation is arranged over two floors and includes, a large double aspect reception hall with a sitting area and stairs leading to a galleried landing, an excellent double aspect drawing room with a feature stone fireplace with an oak bressemer over and a gas fuelled wood burner, a family room/study/fifth bedroom, a spacious dining room, a good-sized kitchen/breakfast room with an extensive range of painted wood fronted base units with tiled worksurfaces, a useful larder cupboard and a door leading to the garden, a large utility room and a cloakroom. On the first floor there is a spacious galleried landing leading to a wonderful double aspect master bedroom with a high vaulted ceiling with exposed timbers, fitted wardrobes and an en-suite bathroom, a spacious guest bedroom with fitted wardrobes and access to eaves storage, 2 further double bedrooms and a family shower room.

Outside a shared private drive leads to the front of the property where double gates open on to a gravel driveway, providing parking for several cars and there is a detached garage. The manageable sized gardens are mainly laid to lawn and include a variety of mature shrub and plant borders, with various terraced areas which are ideal for outdoor entertaining and for enjoying the gardens. The property is wall and fence enclosed.

**Services:** Mains water and electricity. Oil fired central heating

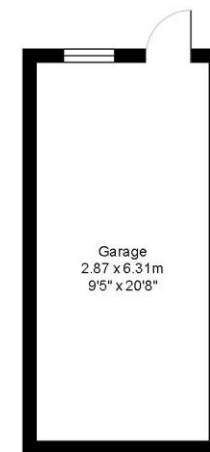
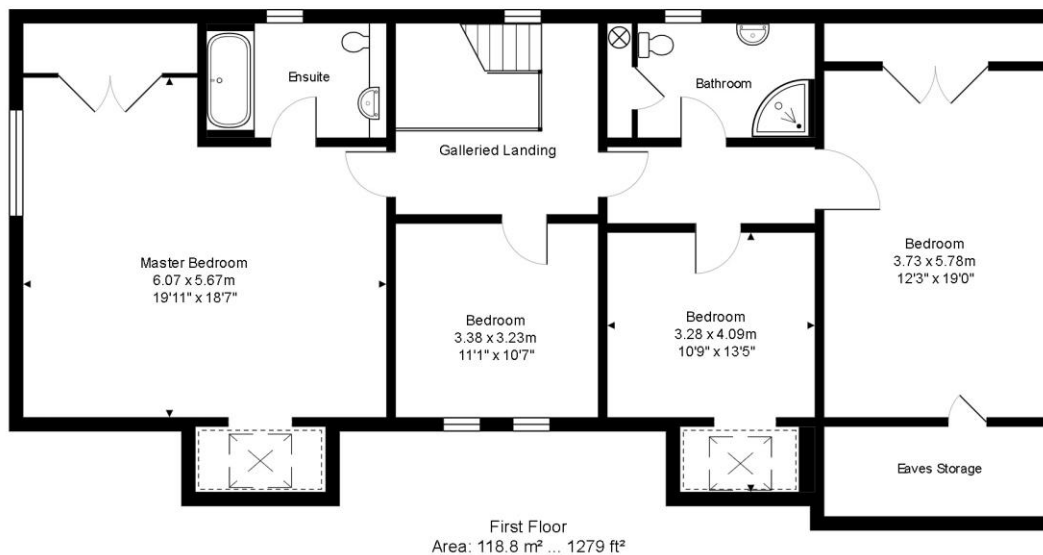
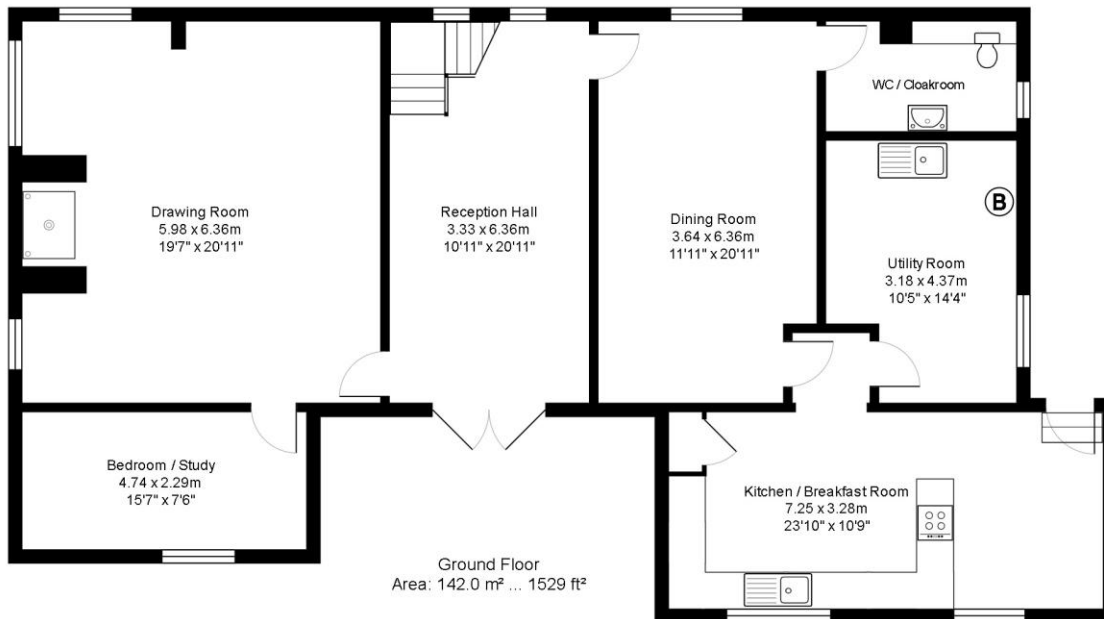
**Local Authority:** Rother District Council

**Current EPC Rating:** E

**Current council tax band:** G (£3,303.00 per annum)

**Property address:** The Tithe Barn, Pashley Road, Ticehurst, East Sussex TN5 7HE





**Outbuilding**  
Area: 18.1 m<sup>2</sup> ... 195 ft<sup>2</sup>

**Total Area: 279.0 m<sup>2</sup> ... 3003 ft<sup>2</sup> (excluding eaves storage)**

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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