



ASHLEY FARM, ASHLEY ROAD, TOWN ROW, ROTHERFIELD, EAST SUSSEX, TN6 3PW

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947

A beautifully situated and substantial detached country residence enjoying stunning rural views with a self-contained annex occupying gardens, paddocks and fields of about 4.5 acres located towards the end of a peaceful no through lane. The property, which provides light spacious and versatile accommodation extending in total to 3,034 sq. ft, currently incorporates a generous size self-contained annex which can be accessed from both the main residence and a separate access from the driveway; it consists of a built-in kitchen, sitting room/dining room/bedroom 6 and a re-fitted bathroom. The grounds and outside space are a particular feature. There is a substantial decked terrace immediately adjoining the rear of the property with elevated views across the gardens and paddocks. The remainder of the gardens are landscaped and laid to lawn beyond which are several post and rail enclosed paddocks, a large mature orchard with apple, pear, plum and cherry trees. Beyond the paddocks and accessed via a wide bridge over a shallow stream are two further large fields enclosed by post and rail fencing and enjoying spectacular views across the neighbouring fields and countryside towards Rotherfield village and the church spire. The grounds immediately adjoin farmland and countryside and offer peace and seclusion. Within the plot there are several useful outbuildings to include a large machinery/hay store and lean-to, stables and a large detached pitched roof double garage with an extensive storage area above and Velux windows providing natural light. The accommodation, which is all on one level, comprises in brief an entrance hall with reception area and cloakroom, built-in storage cupboards, airing cupboard and loft space, a study/bedroom 5, a 19' x 14' 10" sitting room with double doors opening to the terrace and gardens, double doors to a dining room and a breakfast room to the centre of which is a large double ended open fireplace, a double full length window with door to garden, a conservatory with double doors to garden, a kitchen, master bedroom with large line cupboard and en-suite bathroom and extensive built-in wardrobes, four further bedrooms and a family bath/shower room as well as a large utility room. Outside the property is approached via a large in and out driveway accessed via two private entrances. The whole of the property has been well maintained inside and out and affords much storage space. EPC Band E.



COVERED ENTRANCE: front door with opaque glazed inserts into: **ENTRANCE HALL:** UPVC double glazed windows overlooking the front and side of the property, reception area with cloak cupboard, built-in airing cupboard with water tank and storage space above, further built-in storage cupboard, spotlighting, hatch giving access to loft space.

CLOAKROOM: comprising low level WC, wall mounted wash basin, part tiled walls, opaque double glazed window to front.

STUDY/BEDROOM 5: 10'11 x 10'11 UPVC double glazed windows overlooking the front of the property, built-in storage cupboard.

SITTING ROOM: 19' x 14'10 a quadruple aspect room, UPVC double glazed windows overlooking the front and all sides of the property, UPVC double glazed double doors opening to the decked terrace and enjoying a fine view across the gardens, double half glazed doors from sitting room, hatch giving access to loft space.

DINING ROOM: 15' x 14'1 an open plan double aspect room, UPVC double glazed window to side, sliding UPVC double glazed door opening to the patio and gardens, handsome large open-ended feature brick fireplace with a wide opening into:

KITCHEN/BREAKFAST ROOM: 11'5 x 9'11 Kitchen area. 15' x 9'9 Breakfast room. fitted with a matching range of units to eye and base level and comprising single bowl double drainer stainless steel sink unit with mixer tap, cupboards including one with boiler and another with concealed Hotpoint dishwasher beneath. Adjoining work surfaces, inset four ring Hotpoint gas hob with extractor light over and deep pan drawers beneath, built-in double ovens with cupboards above and below, tall larder style cupboard, UPVC double glazed windows to front and side, tiled surrounds, spotlighting, tiled flooring.

CONSERVATORY: 20'1 x 10'4 through double glazed door opening from the dining/breakfast room, UPVC double glazed double doors with adjacent side panels opening to the terrace and gardens, vaulted poly carbonate roof, wall light point, tiled flooring.

MASTER BEDROOM: 15'11 x 13' double aspect room, UPVC double glazed window overlooking the gardens and

grounds, UPVC double glazed patio doors opening to the conservatory, extensive range of built-in wardrobes with mirror fronted sliding doors, further built-in shelved linen cupboard, door into: **EN-SUITE BATHROOM:** comprising enclosed jacuzzi bath with chrome telephone style mixer tap with handheld shower attachment, pedestal wash basin, low level WC, part tiled walls, opaque UPVC double glazed window to side, tiled flooring.

BEDROOM 2: 13'5 x 11'5 UPVC double glazed window overlooking the rear of the property enjoying stunning views across the gardens and grounds beyond.

BEDROOM 3: 12'8 x 9'8 UPVC double glazed window overlooking the rear of the property enjoying fine views across the gardens, grounds and countryside beyond.

BEDROOM 4: 10'8 x 9'11 UPVC double glazed window to rear.

FAMILY BATH/SHOWER ROOM: comprising enclosed bath with twin chrome handgrips, chrome mixer tap with handheld shower attachment, low level WC with concealed cistern, wash basin, part tiled wall, fully tiled enclosed shower cubicle with wall mounted shower unit, opaque UPVC double glazed window, tiled flooring.

KITCHEN/UTILITY ROOM: 17'10 x 17' comprising single bowl double drainer stainless steel sink unit with cupboards above and beneath. Adjoining work surfaces, space and plumbing for domestic appliances, UPVC double glazed window to rear, further built-in storage cupboards one with boiler and water tank and large airing cupboard, hatch giving access to loft space, opaque UPVC double glazed door with adjacent floor to ceiling UPVC side panels opening to the rear path and gardens.

ATTACHED ANNEX:

The annex is attached to the main property but can be accessed via a separate front door from the driveway and the annex and comprises **KITCHEN:** 10'3 x 4'11 single bowl single drainer sink unit with cupboards beneath, adjoining worksurfaces, inset four ring gas hob with extractor over, further range of units to eye and base level, tiled surrounds. **OPEN-PLAN SITTING/LIVING ROOM/BEDROOM 6:** 16'11 x 12'6 UPVC double glazed windows overlooking the rear and front of the property, built-in floor to ceiling double storage cupboard, door into: **BATHROOM:** comprising enclosed bath, chrome telephone style mixer

tap with handheld shower attachment, pedestal wash basin, low level WC, part tiled walls, tiled flooring, opaque UPVC double glazed window to rear.

OUTSIDE

The property is approached via two private driveway entrances, one of which is via large brick pillars for a separate drive and walkway and the other via twin five bar gates leading to an in and out **CARRIAGE DRIVEWAY**. The driveway provides parking for a number of vehicles in two main parking areas, to one side of which is a: **DETACHED PITCHED ROOF DOUBLE GARAGE:** 18'1 x 17'9 electronically controlled up and over door, power and light connected, large eaves **STORAGE SPACE** over with two large Velux windows. The driveway is flanked by thick natural hedging.

GARDENS AND GROUNDS

A raised decked seating terrace adjoins the rear of the property, bound by low level brick work accessed via twin double glazed doors from the sitting room, conservatory and one door opening from the dining room. It affords elevated view over the gardens and across the paddocks and fields. Beyond this terrace are areas of rolling lawn and well stocked flower beds interspersed with numerous shrubs with an ornamental water feature to one side. Within this area of landscaped garden are several attractive seating areas the whole part enclosed by thick natural hedging and mature trees. Adjacent to the main garden is an **ENCLOSED CHICKEN COOP** and a mature **ORCHARD** with a duck enclosure. Doves reside in their cotes and in the garden. It is interspersed with several mature fruit trees. Beyond the orchard is a post and rail enclosed **PADDOCK** to one side of which is a **TIMBER STABLE BUILDING**. There are **TWO FURTHER ENCLOSED FIELDS** bound by post and rail fencing to the far corner of which is a large **VEGETABLE GARDEN** and a **USEFUL HAY/MACHINERY STORE**, with power, light and water connected and telephone line connected to the house and lean-to log store. Beyond the main gardens and paddocks are two large post and rail enclosed fields to the top of which enjoys spectacular far reaching rural views back towards Rotherfield village and the church. The grounds and outside space provide ideal facilities for equine use or a small holding and has much potential for many requirements. The total plot extends to about 4½ acres.



Ashley Farm - Mansell McTaggart (Crowborough)

Approximate Gross Internal Area = 253.3 sq m / 2726 sq ft

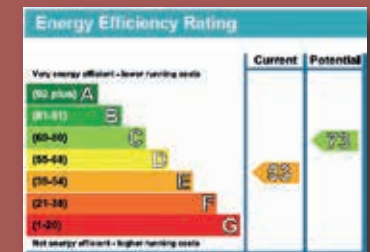
Garage = 28.5 sq m / 307 sq ft

Total = 281.9 sq m / 3034 sq ft



Ground Floor

Illustration for identification purposes only.
measurements are approximate, not to scale. (ID181566)



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

LOCATION

Ashley Farm is beautifully positioned in a peaceful rural location at the end of a long no through lane enjoying stunning views across the neighbouring fields, farmland and countryside forming part of the highly desirable village of Rotherfield. The village forms an area of outstanding natural beauty and offers a strong sense of community. It has its parish church and a good range of facilities including a general store, antique shops, two pubs, hairdressers, a pleasant tea rooms, a greengrocer and florist, primary school, doctor's surgery, chemist, vehicle sales and repairs workshops, an institute for varied activities and a village hall. A more comprehensive range of shopping and public services can be found in several nearby villages and Crowborough which provides a range of supermarkets, a library, a popular leisure centre, individual shops and restaurants and a choice of three railway stations (Crowborough 1.7 miles distant which provides services to London in just over 1 hour). There is a bus service to Tunbridge Wells from Cats Hill, only a few 100 yards away. The village has a cricket and tennis club and numerous equestrian pursuits nearby. The stunning 6,000 acre Ashdown Forest, the inspiration behind A. A. Milne's Winnie the Pooh books is also within very close proximity offering numerous outdoor pursuits and scenic walks. There are a wide choice of public and private schools, theatres and shopping centres in the area. The Spa town of Royal Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance (approximately 8 miles), and the coastal town of Eastbourne and City of Brighton can be reached by road in approximately 30 mins. Golf courses and sailing can be enjoyed at Bewl reservoir and the coast.



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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.