



Ibbett Mosely

Summerhill Mayfield Road, Five Ashes,
Mayfield, East Sussex, TN20 6JG



A STUNNING PERIOD REGENCY COUNTRY HOUSE IN APPROXIMATELY 7 ACRES (not verified) WITH A LARGE PADDOCK WITH EQUESTRIAN POTENTIAL SET BETWEEN TUNBRIDGE WELLS AND EASTBOURNE OFFERING SPACIOUS ACCOMMODATION OF NEARLY 6000 FT SQ INCLUDING A COACH HOUSE WITH POTENTIAL (STP)

GUIDE PRICE £2,950,000 FREEHOLD

- 8 BEDROOMS (2 En-Suite)
 - 4 BATHROOMS
 - 5 RECEPTIONS
- OPEN-PLAN KITCHEN/LIVING SPACE
 - USEFUL CELLAR
- DETACHED COACH HOUSE
 - FURTHER POTENTIAL
- APPROX 7 ACRES (not verified)
 - WALLED GARDEN & POOL
 - COUNCIL TAX BAND G

Summary

A STUNNING PERIOD REGENCY COUNTRY HOUSE IN APPROXIMATELY 7 ACRES BETWEEN TUNBRIDGE WELLS AND EASTBOURNE OFFERING SPACIOUS ACCOMMODATION OF NEARLY 6000 FT SQ.

A sweeping in and out driveway leads to this delightful PERIOD COUNTRY HOUSE some 12 miles to the south of Tunbridge Wells on the edge of the pretty hamlet of Five Ashes, just south of Mayfield. The spacious accommodation includes 8 BEDROOMS, 5 BATHROOMS, 5 RECEPTIONS and a delightful OPEN-PLAN KITCHEN/LIVING SPACE all arranged over 3 floors plus a basement. The STUNNING GROUNDS extend to about 7 ACRES (not verified) including a LARGE PADDOCK, WALLED POOL area and a large COACH HOUSE for garaging with potential for conversion to an ANNEXE or HOLIDAY lets (STP).





Description

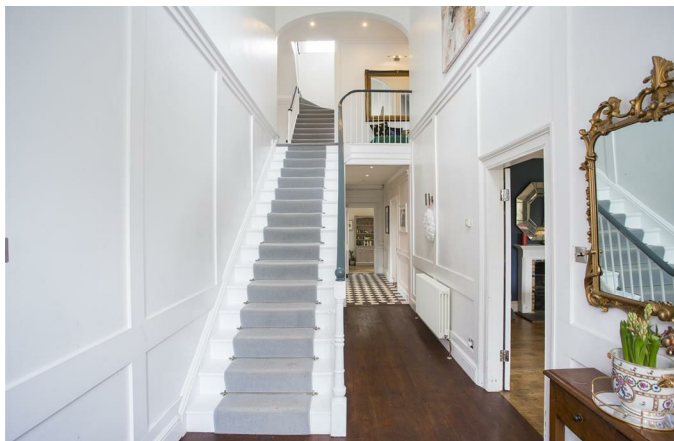
Such fine country homes rarely come to the market. Summerhill is believed to date from the late Regency period with Victorian and later additions though the charm and character of the property including high ceilings, sash windows and decorative fireplaces evoke the classic style of the Georgian era. The property has been presented to a high standard with quality fittings complementing the period and character features whilst creating a lovely warm and welcoming family home.

The property offers a high level of privacy and sits in an elevated position with far reaching views towards the Ashdown Forest in the High Weald Area of Outstanding Natural Beauty.

The accommodation in the main house is arranged over three floors plus a large cellar housing the heating system and a laundry room. On the ground floor there are four reception rooms including a superb drawing room and impressive sitting room. Across the rear there is a large kitchen/breakfast room with Aga, this connects to the family room to create a great 'hub' for the home. There is also a utility room, boot room, wc and a conservatory.

The first and second floors offer versatile accommodation with up to eight bedrooms and four bathrooms. The first floor has a principal suite (comprising bedroom, bathroom/dressing room connecting to a separate shower room) and a further bedroom to the front. To the rear is what could be a separate wing/staff flat with two further bedrooms a bathroom and kitchenette. The second floor has a delightful guest suite with bedroom and spacious bathroom plus three further bedrooms and a family bathroom.

In addition to the main house there is an 871 ft sq coach house currently used as a garage and storage. This presents an excellent opportunity for development (subject to planning) to provide ancillary accommodation or holiday lets. It sits adjacent to the delightful walled garden with swimming pool and summerhouse.. In all we are advised the grounds extend to about 7 acres with a long sweeping in-and-out driveway and rolling lawns and a large paddock. The paddock offers excellent equestrian opportunities and could be divided up and loose boxes added subject to planning. the property is set well back from the road.





Location

Set in the heart of the High Weald area of outstanding natural beauty (AONB), the parish of Mayfield and Five Ashes, with its two separate villages of Mayfield and Five Ashes offers a wealth of stunning countryside, historic buildings and charming shops. The two villages lie on the A267 road between Royal Tunbridge Wells and Eastbourne: Mayfield, the larger of the two villages is ten miles south of Royal Tunbridge Wells; with Five Ashes being 2.5 miles further south.

Wadhurst station (approx 8.5 miles) has services to London Charing Cross (via London Bridge and Waterloo Rast) in around 1 hour. There are further stations at Buxted (approx 4 Miles) and Crowborough (approx 5.4 miles) with services to London Bridge (about 1 hour from Crowborough. Junction 5 of the M25 is about 24.7 miles and there are excellent road links to Tunbridge Wells and the coast.

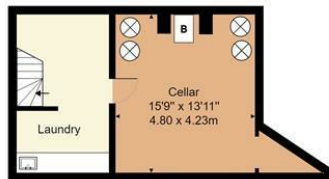
Directions

From Tunbridge Wells head south on the A267 through Frant, Mark Cross and Argos Hill. At the Mayfield by-pass roundabout take the second exit continuing on the A267 into Five Ashes. Continue through the village and approximately half a mile past the village pub the entrance to Summerhill can be found on the right.





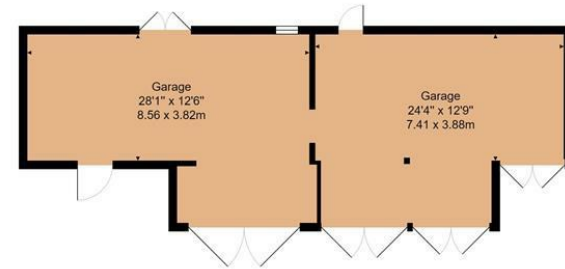
Ground Floor



Basement



First Floor



Coach House



Second Floor

House Approx. Gross Internal Area 5926 sq. ft / 550.6 sq. m
 Coach House Approx. Gross Internal Area 871 sq. ft / 81.0 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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