



## ROSE COTTAGE, MAYFIELD ROAD

FIVE ASHES, MAYFIELD – GUIDE PRICE £575,000 - £600,000



**WOOD &  
PILCHER**

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# Rose Cottage

Mayfield Road, Five Ashes,  
Mayfield, East Sussex, TN20 6JB

**Entrance Hall - Sitting Room with Inglenook Fireplace and Wood Burning Stove - Remodelled Kitchen - Dining Room with Wood Burning Stove - Inner Hallway / Study - Ground Floor Double Bedroom with En-suite Shower Room - Stairs to the Landing - Two Further Bedrooms - Charming Gardens mainly laid to lawn - Gated Shingle Driveway providing Off-street Parking for a Number of Vehicles.**

A charming and beautifully presented 'Chocolate Box' detached cottage dating back we believe to circa 1750. Situated in the small Village of Five Ashes just a short walk from the local pub and opposite the Village Hall and Playing Fields. The cottage is exceptionally well presented inside with a remodelled kitchen and bathroom. The sitting room and dining room both have wood burning stoves, the sitting room also boasting beamed ceilings and an Inglenook fireplace. The property is approached via a gated access leading onto a shingle driveway providing parking for a number of vehicles, and there is a well manicured lawned garden to the rear. NO ONWARD CHAIN.

## **ENTRANCE HALL:**

Wooden front door, French limestone flooring with underfloor heating.

## **SITTING ROOM:**

Three double glazed windows to the front, polished herringbone wood block flooring, Inglenook fireplace with wood burning stove, beamed ceiling.

## **DINING ROOM:**

Dual aspect double glazed windows overlooking the garden and double glazed French doors leading to the patio area, French limestone flooring with under floor heating, wood burning stove. Opening into:

## **REMODELLED KITCHEN:**

Stunning kitchen with wood block worktops, inset twin butler sink, inset electric hob with oven under, cupboards and drawers, integrated dishwasher, French limestone flooring with under floor heating, double glazed window to the side, fitted built-in wine cooler.



**BATHROOM:**

French limestone flooring with under floor heating, WC with concealed cistern, wash basin with tiled splashback, tile enclosed bath with thermostatic shower featuring hand held shower and drencher head, double glazed window.

**BUILT-IN AIRING / UTILITY CUPBOARD**

Housing Mega flo hot water cylinder with slatted shelves above and space for washing machine.

**INNER HALLWAY / STUDY AREA:**

French limestone flooring with under floor heating, exposed timber beams, windows overlooking the rear garden.

**BEDROOM 1:**

Double glazed windows overlooking the rear garden, inset spotlight, part-panelled hall, dressing area with built-in wardrobe.

**EN-SUITE SHOWER ROOM:**

Shower cubicle with thermostatic shower, WC, corner wash basin with tiled splash back, heated chrome towel rail, double glazed window, tiled floor.

**STAIRS TO THE FIRST FLOOR LANDING:**

Access to the loft.

**BEDROOM TWO:**

Double glazed window overlooking the Village Hall and Recreation Ground, built-in storage cupboard, electric storage heater.

**BEDROOM THREE:**

Double glazed window to the front overlooking the Village Hall and Recreation Ground, built-in storage cupboard.

**EXTERNALLY:**

Gated entrance leading to gravel driveway providing off-street parking for a number of vehicles, brick set pathway to the front with flower and shrub borders. The rear garden is mainly laid to lawn with flowering shrub borders, climbing roses and brick-built storage shed.



### SITUATION:

A favoured and established village being close to the market town of Heathfield, historic village of Mayfield and also with good communications for the spa town of Royal Tunbridge Wells. The village of Five Ashes boasts its own traditional inn, primary school and village hall. Indeed, the spa town of Royal Tunbridge Wells can be reached within approximately 20 minutes drive providing excellent shopping and leisure facilities to include the famous 'Pantiles' area together with the Royal Victoria Shopping Mall. Tunbridge Wells provides a wide range of schooling including grammar schools. London can be reached by train in just under the hour from Tunbridge Wells with Buxted train station only 5 miles away from the village itself. The town of Heathfield in general provides a range of shopping facilities some of an interesting independent nature with a backing of supermarkets of a national network. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes' drive respectively.)

### VIEWING:

By appointment with Wood & Pilcher 01435 862211

### TENURE:

Freehold

### COUNCIL TAX BAND:

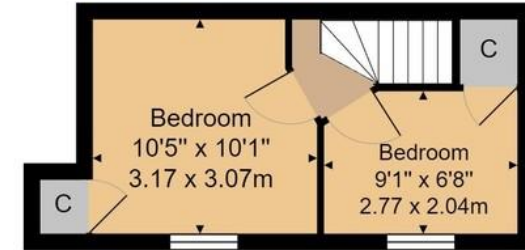
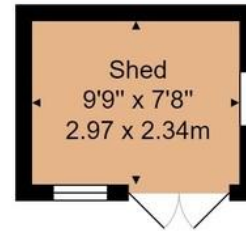
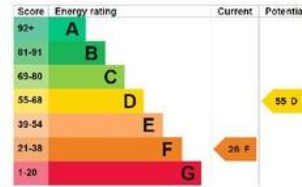
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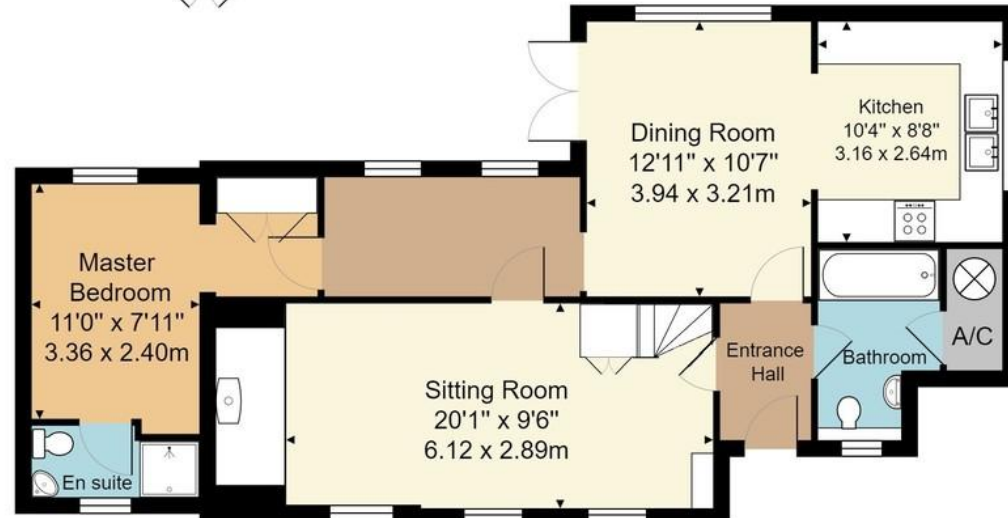


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First Floor



Ground Floor

Approx. Gross Internal Area 993 ft<sup>2</sup> ... 92.2 m<sup>2</sup> (excluding shed)

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.