



**Merlewood**  
Ashley Gardens, Mayfield, East Sussex



An attractive and well presented 3-bedroom detached 1930s house, situated in a quiet location in a small and private cul-de-sac within easy walking distance of the village High Street amenities. NO CHAIN.

## Guide price £700,000 Freehold

### Situation:

The property is situated in a quiet location in a small, private no through road in the much sought after and picturesque village of Mayfield. The High Street is just ¼ mile distant and offers an excellent range of local amenities including a general store, post office, butcher, baker, pharmacy, florist, greengrocers and deli, as well as a doctors' surgery, dentist and hairdressers. There are also cafes and period Inns, including the renowned Middle House, as well as pretty churches, a tennis club, a primary school and the well-regarded independent school for girls, Mayfield School.

The regional centre of Tunbridge Wells is approximately 10 miles distant to the north and provides a comprehensive range of amenities including the Pantiles, Royal Victoria Shopping centre, cinema complex and theatres. For the commuter, mainline stations can be found at Wadhurst and Crowborough (both being about 5 miles distant), which provide regular services to London stations. The A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 30 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and there are numerous footpaths and bridleways nearby offering excellent walking and riding.

### Description:

Merlewood is a 1930s detached house with attractive brick and tile-hung external elevations beneath a tiled roof and double-glazed windows. The property has been well maintained and is well presented throughout, having recently been refurbished, and benefits from period features, and from having lots of natural light with many of the rooms being double aspect.

Arranged over two floors, the accommodation includes an enclosed entrance porch, a spacious entrance hall with space for a study area and doors leading to: a cloakroom/shower room, a good-sized, double aspect kitchen/breakfast room, which enjoys an outlook over the rear garden and has French doors leading out to a terrace. The kitchen has an extensive range of shaker style wall and base units with granite work surfaces and tiled splashbacks and a utility area with space for appliances. Doors from the kitchen lead to an integral garage and a large, double aspect sitting/dining room, which extends to 22ft and has a period brick fireplace with a gas fire, a bay window to the front and glazed doors opening into a conservatory. On the first floor there are three bedrooms (two doubles) and a well-appointed family bathroom – all the bedrooms have built-in cupboards.

Outside, to the front of the property there is a tarmac driveway providing off road parking for several cars leading to an integral garage. There is side access to a private rear garden, which enjoys a south west facing aspect. The garden is laid to lawn with mature shrub borders and has a terrace outside the kitchen and conservatory.

**Agent's note:** We understand there is an annual payment of £50 for the private road

**Services:** Mains water and electricity. Gas central heating

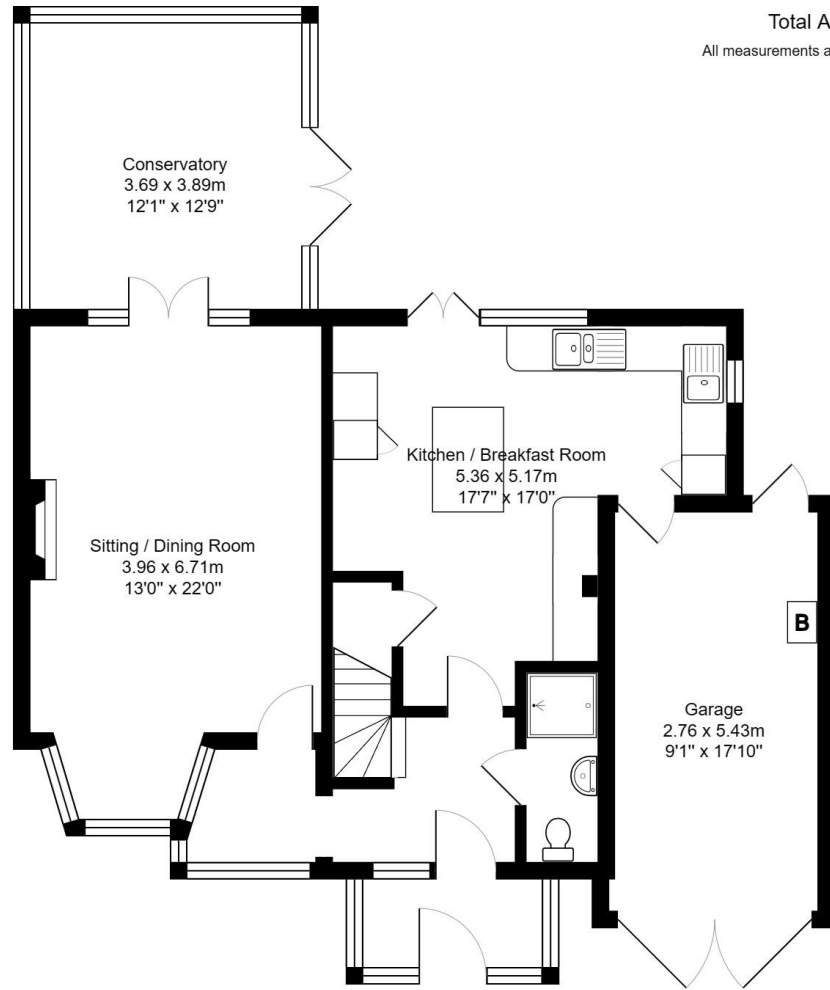
**Local Authority:** Wealden District Council (01323) 443322

**Current council tax band:** F (£3,577.49 per annum)

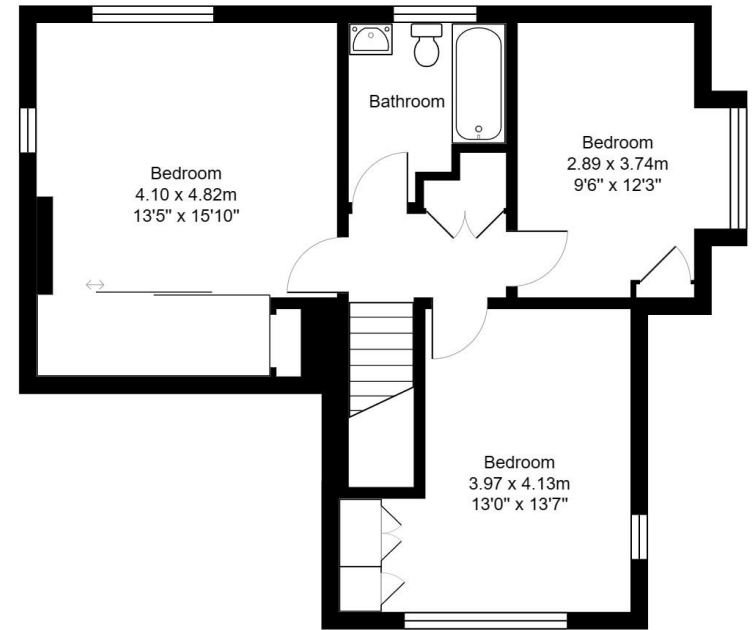
**Current energy efficiency rating:** D

**Property address:** Merlewood, Ashley Gardens, Mayfield, East Sussex TN20 6DU





Total Area: 149.5 m<sup>2</sup> ... 1610 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



**Important notice:**

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01892 786720 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)