

2 Kings Marsh Cottages
Five Ashes, Mayfield,
TN20 6JE

burnett's
Individual Property : Individual Service



A modernised, semi-detached family home, comprising 3 bedrooms, a ground floor shower room, dual aspect sitting room with a fireplace and a lovely, modern kitchen/breakfast room accessing the rear garden, which backs onto open fields, plus off road parking to the front and a garage with ideal potential to form a home office. NO CHAIN. EPC rating D.

Offers in Excess of: £375,000 Freehold

Mayfield Office

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2 Kings Marsh Cottages

Five Ashes, Mayfield, TN20 6JE

Offers in Excess of: £375,000 Freehold

2 Kings Marsh Cottages forms an attractive semi-detached cottage that was hugely improved in around 2021, to include new decor, new herringbone flooring and new heating system to include an air-sourced heat pump, plus a new kitchen/breakfast room.

One enters the property into a front hall, with stairs rising to the first floor and a door on the left to a shower room, comprising a shower, WC and basin, with windows to side and front.

The sitting room is a lovely, dual aspect room, with a central fireplace and a wood burner, fitted cupboards to one side and a door into the kitchen/breakfast room.

The kitchen has been upgraded to form an open room with a range of cupboards and drawers beneath white quartz worktops, plus an inset sink, etched drainer, four ring induction hob, extractor above and oven below, wine fridge and space for various appliances, plus an attractive tiled splashback and windows to side and rear.

A rear lobby provides access to the rear garden from the kitchen, and there is a further door to the understairs cupboard.

The first floor enjoys a continuation of the herringbone flooring, with three bedrooms and an airing cupboard/wardrobe off the main bedroom. The views from the rear windows are rather lovely, looking down across the garden to the countryside beyond.

Outside, there is ample parking to the front, with direct access to the front door, and a partly-shared area with the neighbouring property. There is access to the rear garden along a passageway that would have provided vehicular access to the detached garage at the rear. This has now been fenced off.

The detached garage now forms great potential to provide a home office/gym/play room/workshop, or just storage depending on one's needs. There is a large area of paving across the rear of the house, with steps down to the garden and a brick path to the lower area of garden. The property backs onto open countryside and woodland beyond the rear garden, with the rear gardens forming distinct areas, with lawns, flower beds, shrubs and a decked seating area.

The property is located in Five Ashes, a small village enjoying a local public house, children's nursery, primary School and the renowned Skippers Hill Preparatory School.

The 16th Century beauty of Mayfield High Street is just 2 miles distant, with further facilities including a small supermarket, butcher, baker, pharmacy, florist and deli as well as GP surgery, dentist and hairdressers. There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel. There are pretty churches of various denominations, a flourishing primary school and the well-regarded Mayfield School for Girls secondary school.

The market town of Heathfield is also only 3 miles away, providing supermarkets, banks/building societies, iron mongers, bric-a-brac and antiques, Vets and various restaurants amongst other more industrial services.

For more comprehensive facilities Tunbridge Wells is 11 miles to the north. Railway stations can be found at Wadhurst, Crowborough and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street.

Material information:

Council Tax Band D (rates are not expected to rise upon completion).

Air Sourced Electric Central Heating, mains electric, water and drainage.

We are not aware of any safety issues or cladding issues or asbestos at the property.

The property is located within the AONB.

The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: we are informed that Superfast broadband is available at the property.

There is limited mobile coverage.

We are not aware of any mining operations in the vicinity.

We are not aware of any planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.

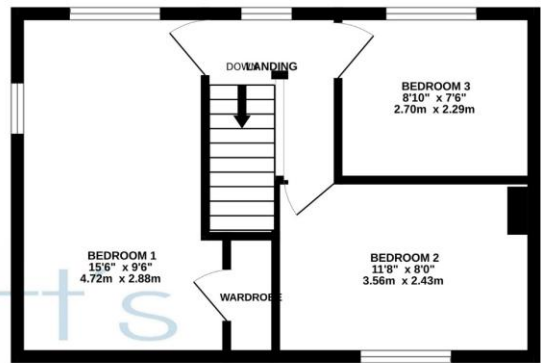
Agents Note:

We are selling on behalf of a company, and as such, the details have been prepared in good faith, but have not been approved or confirmed, and therefore must not be relied upon to enter into a contract or for exchange of contracts. Your Solicitor and surveyor should advise on any specific aspects of the property.



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



2 KINGSMARSH COTTAGES, FIVE ASHES, MAYFIELD. TN20 6JE

TOTAL FLOOR AREA : 797 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy performance certificate (EPC)

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|--|---------------------|---------------------|--------------------------|
| 2 Kings Marsh Cottages Five Ashes MAYFIELD TN20 6JE | Energy rating | Valid until: | 1 February 2032 |
| | D | Certificate number: | 0390-2539-6120-2102-3315 |
| Property type | Semi-detached house | | |
| Total floor area | 73 square metres | | |



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