



125

— YEARS OF —

**Lambert
& Foster**



ROSEWARNE HOUSE
MAYFIELD ROAD, FIVE ASHES, EAST SUSSEX, TN20 6HY



**Lambert
& Foster**

GATWICK AIRPORT 28 MILES | TUNBRIDGE WELLS STATION 11 MILES | JARVIS BROOK STATION 5 MILES

ROSEWARNE HOUSE, MAYFIELD ROAD, FIVE ASHES, EAST SUSSEX, TN20 6HY

A beautiful detached Victorian family home set in approximately 1.6 acres (TBV) of stunning gardens and paddocks with six/seven bedrooms and three reception rooms and a private driveway with detached garage in the popular village of Five Ashes near Mayfield.

ASKING PRICE £1,200,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to the market this rare opportunity to purchase a stunning six/seven-bedroom Victorian detached family home set within 1.6 acres (TBV) of gardens and paddocks in a convenient location in the village of Five Ashes.

Rosewarne House is ideal for those looking to put their own stamp on a property to create a truly exceptional family home. The property is approached via private drive with a turning circle, a detached garage and ample parking for several cars. The house is in an elevated position looking across the surrounding countryside in a secluded spot set well back from the road.

The property offers just under 2600 sq. ft. of internal living space over three floors with an additional cellar on the lower ground floor.

You enter the property via an elegant triple aspect porchway with original tiled flooring leading into a central hallway with stairs leading to the upper floors. There are four rooms on the ground floor including a kitchen, music room, dining room and sitting room. Both the dining room and sitting room have beautiful, square bay windows and all rooms are of excellent proportions. Taking the stairs to the first floor you find four bedrooms accessed via a central landing, a family bathroom and a cloakroom. Stairs take you to the second floor where you find three further bedrooms with eaves storage.



DESCRIPTION CONTINUED

The house is in good condition throughout and would benefit from modernisation but features a host of wonderful original features including Victorian fireplaces, sash windows and original cornicing and picture rails.

Outside, the property is approached via a private driveway with a turning circle and ample parking for several cars. There are several outbuildings including a wood store and a utility room with sink attached to the property and a detached garage. The grounds and gardens are a particular feature of the property and extend to 1.6 acres (TBV) to include several garden areas with mature trees and shrubs which are mainly laid to lawn and a paddock.

This special property is truly a rare find and would make an ideal family home while lending itself to further extension as required (STPP).

- Six bedrooms
- 1.6 acres (TBV)
- Garage
- Ample parking
- Cellar
- Unlisted





FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



VIEWING: By appointment only. **Sussex Office:** 01435 873999.

WHAT3WORDS: /// HAPPY.DUMPS.DESTINED.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Oil

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.wealden.gov.uk

COUNCIL TAX: Band G **EPC:** F (34)

FLOOD & EROSION RISK:

Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick and tile hung elevations with slate tile roof.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



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