



**25 Flaxen Fields, Five Ash Down**  
Uckfield

Offers in Region of **£360,000**

**MANSELL  
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## 25 Flaxen Fields

Five Ash Down, Uckfield

A beautifully presented 3 bedroom 2 bath/shower room semi-detached modern family home with a driveway, single garage and an additional parking space to the front. Situated at the end of a no through road enjoying a much secluded rear garden.

The accommodation extends to 814.18 sq ft and comprises in brief on the ground floor, a covered entrance, an entrance hallway with a staircase rising to the first floor, a ground floor cloakroom, a beautifully fitted kitchen with a matching range of shaker style units to eye and base level with brushed chrome door furniture, integrated fridge/freezer, washing machine and dishwasher. A sitting/dining room with a deep built-in understairs cupboard and French doors opening to the rear garden.

From the entrance hallway a staircase rises to the first floor landing, with a principal bedroom with en-suite shower room, two further bedrooms and a modern family bathroom comprising a panel enclosed bath with mixer tap and built-in shower.

Outside the rear garden is mainly laid to lawn enjoying a high degree of seclusion with a flagstone seating terrace adjoining the rear of the property. Enclosed by close board fencing with a gate to one side giving access front to rear. The front of the property is approached via a paved path which leads directly to the covered entrance with a well stocked shrub bed to the front. The driveway is found nearby which provides off street parking and leads in turn to the attached single garage with up and over door with overhead storage.



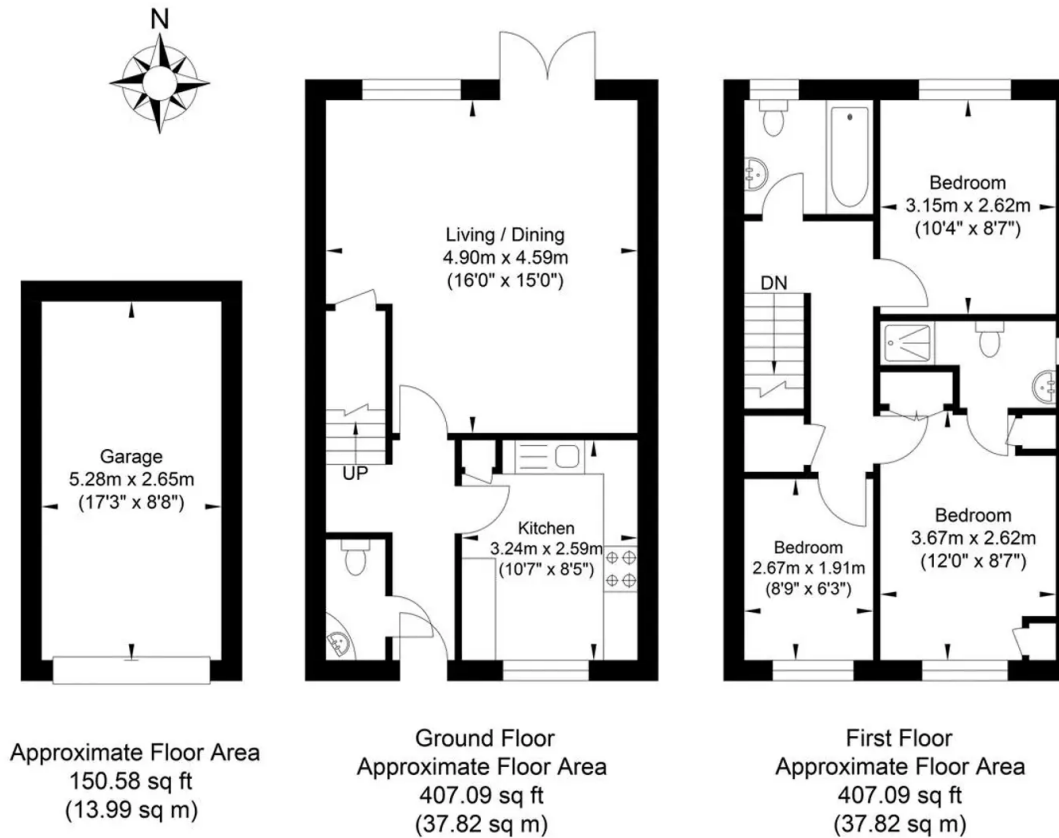


Flaxen Fields is situated within a private road on the desirable northern outskirts of Five Ash Down forming part of the Ashdown Place development. The village offers a post office/general store as well as a pub with a further range of shopping and leisure facilities in nearby Uckfield providing a cinema, several bars/restaurants, supermarkets, a public library as well as a popular leisure centre. Uckfield boasts a wide selection of schools for all age groups including a sixth form community college. The nearby A272 provides swift vehicular access to Haywards Heath which offers an excellent commuter train service to London (Victoria/London Bridge both approximately 47 mins). An additional rail service can be found in nearby Buxted village (London Bridge approx 67 mins). The motorway network of the M23/25 is also easily accessed west of Haywards Heath at Bolney or Warminglid village. The coastal resorts of Eastbourne and Brighton city centre are also close by as is the stunning 6,500 acre Ashdown Forest, the inspiration behind A.A Milne's Winnie The Pooh books, offering numerous scenic walks and outdoor pursuits.

- 3 bedrooms
- 2 bath/shower rooms
- Modern family home
- Driveway and garage
- Beautifully presented
- Secluded rear garden
- Sought-after development
- EPC rating B
- Walking distance to village amenities
- Close to bus stop for 29 service
- EPC rating B
- Council tax band D
- Services: Gas fired central heating and mains drainage



# Flaxen Fields, Five Ash Down



Approximate Gross Internal Area = 89.63 sq m / 964.76 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.  
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## Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street - TN22 1RD

01825 760770

[uf@mansellmctaggart.co.uk](mailto:uf@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/uckfield](http://www.mansellmctaggart.co.uk/branch/uckfield)

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