



Court Lane, Five Ash Down, TN22 3AG

£565,000 Freehold

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## *in brief...*

- 1930's detached family home with later extensions
- 0.18 of an acre plot
- Westerly facing rear garden
- Several spacious reception rooms
- 14'2 x 14'2 sitting room

- Ground floor & first floor bathrooms
- 20'4 x 7'6 Conservatory
- Snug/dining room with open fireplace
- Four double bedrooms
- 1979 sq ft of accommodation



## *in more detail...*

A versatile and deceptively spacious four bedroom two bathroom detached 1930s home with a 15' 5 x 13' 6 garage occupying a stunning plot of 0.18 of an acre, beautifully arranged westerly facing rear garden. Situated off a peaceful rarely used lane within walking distance of the village store/post office and public inn. This charming versatile home extends to 1979.80 sq ft with most rooms benefiting from built-in cupboards.

There are several spacious reception rooms on the ground floor and an additional bathroom, easily adaptable to suit the needs for a bedroom suite. The rear garden is a particular feature, mainly laid to level lawn offering a good degree of seclusion enclosed by hedging.

The accommodation comprises in brief on the ground floor, an entrance porch with multi pane glass windows and personal door into the integral 15'5 x 13'6 garage with inspection pit, an inner lobby and hallway with staircase rising to the first floor with exposed brick feature wall to one side and useful under stairs cupboard. A 15'5 x 13'6 reception/family room, a double aspect snug/dining room with attractive tiled open fireplace with a door opening to a separate kitchenette/larder with stainless steel sink. Ground floor bathroom: comprising a panel enclosed bath. 14'2 x 14'2 sitting room with sliding patio doors giving access to a fully glazed 20'4 x 7'6 conservatory, a ground floor cloakroom, and a kitchen/breakfast room: comprising stainless steel bowl and drainer, matching range of timber units to eye and base level, space and plumbing for domestic appliances and breakfast bar.

From the entrance hallway a staircase rises to the first floor with hatch giving access to the loft space, useful walk in airing cupboard housing the hot water cylinder, double aspect principle bedroom, three further double bedrooms and a family bathroom.



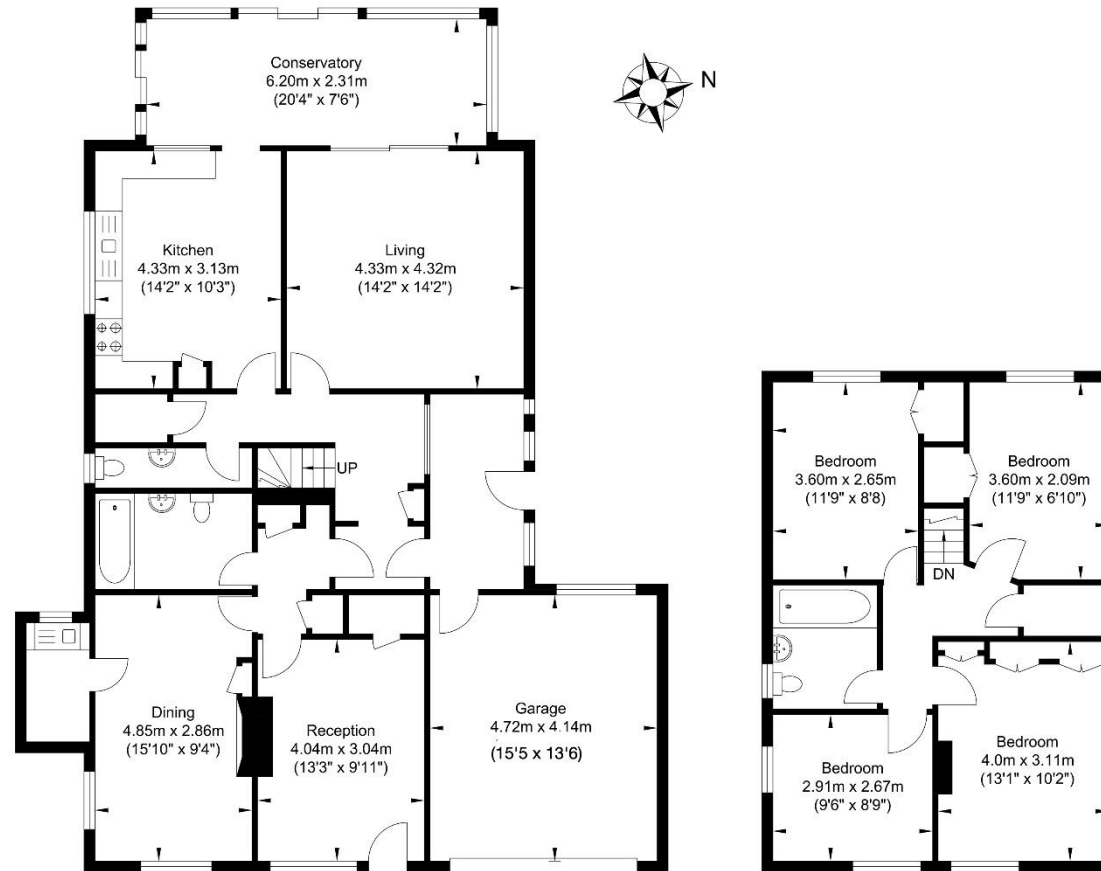
## *outside and the location...*

The rear garden is mainly laid to level lawn, enclosed by natural hedging with raised mature shrub beds. To one side is a green house and a small courtyard with a timber shed. The front of the property is approached via a driveway and enclosed lawn. A pathway leads to the entrance porch.

Court Lane forms part of the highly desirable village of Five Ash Down with its post office/general store, public inn and village hall. The area is surrounded by open fields and rolling countryside providing vast scenic walks linking with the neighbouring district. The nearby A272 provides swift access to the nearby Buxted railway station which offers services to London in just over an hour. A more comprehensive range of shopping and leisure facilities can be found in the neighbouring town of Uckfield offering numerous bars/restaurants, a cinema, a public library and several supermarkets, as well as a further railway station. The area is well served with schooling for all age groups including Buxted primary school. In addition Uckfield also offers a sixth form community college. The stunning 6,500 acre Ashdown Forest, the inspiration behind A.A. Milne's Winnie the Pooh books is also within close proximity providing fine scenic walks and meandering bridle paths. In addition the coastal resort of Eastbourne and Brighton City are also easily accessible

Please check google maps for exact distances and travel times (property postcode: TN22 3AG)

# March Cottage, Five Ash Down



Ground Floor  
Approximate Floor Area  
1404.69 sq ft  
(130.50 sq m)

First Floor  
Approximate Floor Area  
575.11 sq ft  
(53.43 sq m)

Approximate Gross Internal Area = 183.93 sq m / 1979.80 sq ft  
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