



CRIERS LODGE, CRIERS LANE
FIVE ASHES, MAYFIELD – GUIDE PRICE £575,000 - £600,000



Criers Lodge

Criers Lane, Five Ashes, Mayfield, TN20 6LE

Entrance Hall - Sitting Room - Dining Room - Kitchen/Breakfast Room - Ground Floor Bedroom With En-suite Wet Room - Further Living Room - First Floor Landing - Two Double Bedrooms One With En-suite Dressing Room/Study - Family Shower Room - Substantial Gated Driveway To The Front - Mature Secluded South Facing Garden To The Rear

A particularly spacious three double bedroom detached chalet bungalow offering versatile accommodation as well as huge scope and potential and having been recently redecorated and re-carpeted. The property is approached via a gated driveway providing PARKING for a number of vehicles with accommodation including a large kitchen/breakfast room, three reception rooms plus one of the bedrooms being on the ground floor with en-suite wet room. There is a secluded mature SOUTH FACING GARDEN to the rear. NO ONWARD CHAIN.

ENTRANCE HALL:

Double glazed window overlooking the rear garden. Under stairs cupboard. Double height ceiling to the rear. Radiator.

SITTING ROOM:

Bay window with double glazed windows overlooking the garden. A feature brick fire surround and slate hearth. Radiator.

DINING ROOM:

Bay window with double glazed windows. Wood burning stove with slate hearth. Coved ceiling. Radiator. Opening to:

KITCHEN/BREAKFAST ROOM:

Triple aspect with double glazed windows to the front and side with double glazed sliding patio doors to the rear. Granite worktops with cream-fronted cupboards and drawers under. Space for range-style cooker (supplied by LPG gas bottles) with stainless steel splash back and filter hood above. Further space for dishwasher, washing machine and upright fridge/freezer. Inset spotlights. Coved ceiling.



DOWNSTAIRS BEDROOM:

Bay window with double glazed windows. Herringbone wood block flooring. Fitted wash basin with tiled splash back. Coved ceiling. Picture rail. Opening to:

EN-SUITE WET ROOM:

Thermostatic shower. WC. Heated towel rail. Tiled floor and walls. Fitted cupboard.

LIVING ROOM:

Bay window with double glazed windows overlooking the garden. Herringbone wood block flooring. Coved ceiling. Picture rail. Radiator.

Stairs leading to:

FIRST FLOOR LANDING:

Double glazed Velux roof window. Access to the loft. Built-in linen cupboard.

BEDROOM ONE:

Double glazed window overlooking the garden. Large double bedroom. Access to eaves storage. Radiator.

STUDY/DRESSING ROOM:

Two double glazed Velux roof windows. Part-panelled walls. Access to eaves storage. Walk-in wardrobe housing battery controls for solar panels. Radiator.

BEDROOM TWO:

Double glazed Velux roof window. Built-in wardrobes. Access to eaves storage. Radiator.

REMODELLED SHOWER ROOM:

Double glazed window. Shower cubicle with the mostatic shower featuring hand-held shower and drencher head. WC with concealed cistern. Wash basin with cupboard underneath and tiled splash back. Radiator.

OUTSIDE:

The property is approached via a gated entrance leading to a shingle driveway providing parking for a number of vehicles. The oil-fired boiler is situated to the side as is the oil tank. There are mature secluded South facing gardens to the rear with brick set patio, lawn and mature shrub borders.



SITUATION:

A favoured and established village being close to the market town of Heathfield, historic village of Mayfield and also with good communications for the spa town of Royal Tunbridge Wells. The village of Five Ashes boasts its own traditional inn, primary school and village hall. Indeed, the spa town of Royal Tunbridge Wells can be reached within approximately 20 minutes drive providing excellent shopping and leisure facilities to include the famous 'Pantiles' area together with the Royal Victoria Shopping Mall. Tunbridge Wells provides a wide range of schooling including grammar schools. London can be reached by train in just under the hour from Tunbridge Wells with Buxted train station only 5 miles away from the village itself. The town of Heathfield in general provides a range of shopping facilities some of an interesting independent nature with a backing of supermarkets of a national network. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes' drive respectively.)

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

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ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity & Drainage

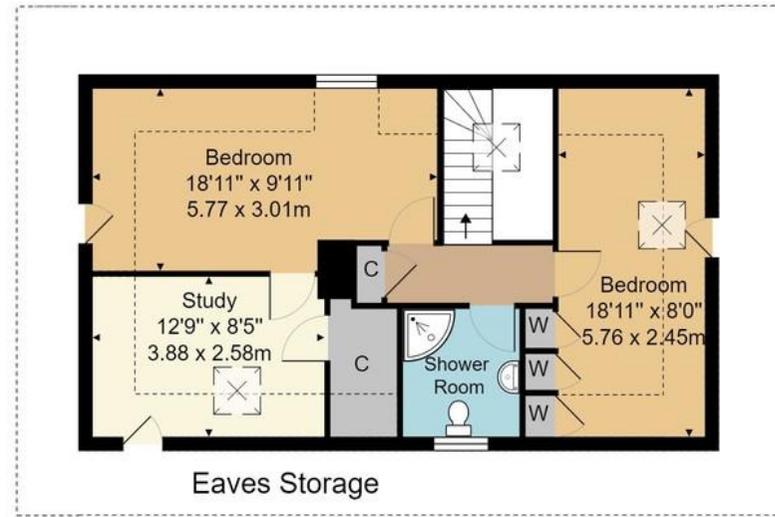
Heating - Oil-fired

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

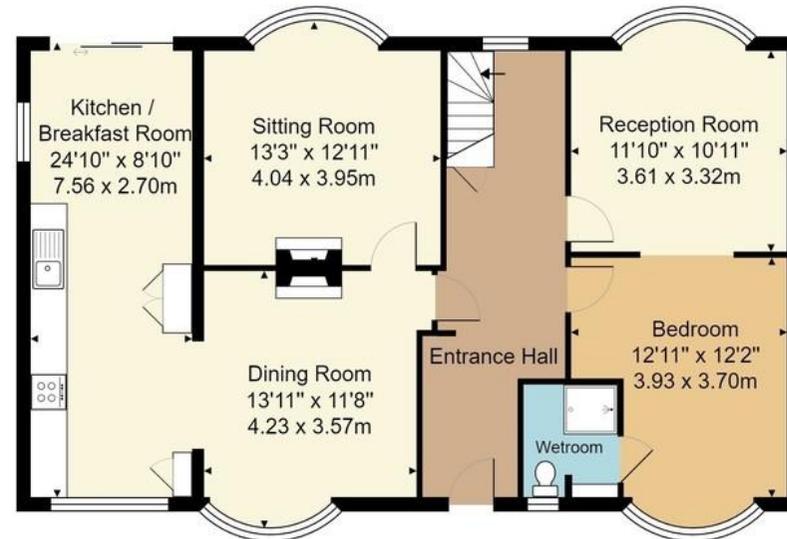


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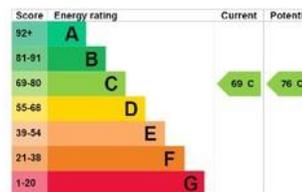
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First Floor



Ground Floor



Approx. Gross Internal Area
1673 ft² ... 155.4 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.