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Individual Property : Individual Service



Chillies, Meres Lane, Five Ashes, Mayfield, East Sussex. TN20 6JS

£995,000 Freehold



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A fabulous, architect-designed in a Georgian style, detached family house, now in need of modernisation and updating throughout, plus offering considerable scope to extend (STPP), currently offering light and airy accommodation with fabulous, rolling rural views, whilst enjoying gardens, wooded pond and paddocks of around 5 acres. NO CHAIN.
EPC Rating: F

Chillies is a fabulous 1950s detached house, individually designed and built, sitting with gardens and grounds of approximately 5 acres.

The property requires updating and renovation throughout, but appears structurally sound, and will undoubtedly transform into a desirable and picturesque home, enjoying sensational views across the fields to the countryside beyond.

The property is currently arranged with three large bedrooms, an en-suite to the main bedroom and a family bathroom. The ground floor provides an impressive reception hall, cloakroom, kitchen, utility rooms, dining room, sitting room, snug and conservatory.

The property is approached from a quiet, narrow lane offering a tarmacked driveway that drops down to the property, plus the double garage with an electric door and rear storage room.

One is immediately surrounded and impressed by the gardens and grounds and the rural nature of the property. The grounds circumnavigate the property, with a field to the south, and a wooded pond area to the west.



One enters the property into the impressive, galleried reception hall, house providing access to all areas and staircase.

The kitchen is accessed to the right of the main hallway, with windows to front and side, a large pantry, further in-built cupboards, and an array of cupboards and drawers. Integrated appliances include a double oven/grill and electric hob with extraction fan.

The kitchen leads to a utility/boot room with side door to access the courtyard between the property and garage. A boiler room currently housing the water tank and decommissioned plumbing system is beyond the utility area.

One enters the dining room from the kitchen, with large windows to rear overlooking the rear garden and the views beyond. Double doors partition the dining and main living area, allowing for separation or to facilitate a larger living and entertainment space.

The sitting room is accessed from both hallway and dining room, a delightful space, featuring a curved wall to the rear with large windows surrounding the room, making the most of the garden and views beyond. A fireplace features central to the internal wall with built-in storage/display cabinets to each side.

The main hallway leads left through a corridor to the downstairs WC, complete with vanity unit, WC, radiator, window to the front and a deceptively spacious storage cupboard that spans the length of the room.

A study/snug room with window to the front of the property is accessed from the hall, tucked away, yet flowing into the conservatory.

The conservatory features tiled flooring, wooden frames with glass surrounds, enjoying views of the countryside surrounds.

One scales the stairs to the part-galleried landing, with in-built cupboards and plentiful storage.

Bedroom 1 is a wonderful space featuring a matching curved wall and large windows as the living room, but with even better views, built in cupboards, two walk in wardrobes and a door to an en-suite.

The en-suite comprises on ample space currently fitted with shower, vanity unit, WC and further additional storage cupboards. Windows to the front offer in light and an outlook of the side garden.

Bedroom 2 is located towards the end of the landing, offering windows with views out over the rear and side of the property, featuring built in wardrobe.

Bedroom 3 comprises is at the front of the house, with windows to front and side, and built in storage and shelving.

The bathroom currently features matching suite comprising a bath with shower over, WC and basin, with carpeted floor and tiled splashback to the bath. A window to front allowing light to easily fill the room.

The property sits peacefully within 5 acres of land. Traditional lawns featuring mature trees and hedge rows surround the closer quarters of the property. Desirable rural views provide a fantastic backdrop and idyllic location.



Gardens surround the house, with the main areas being to the rear and side, with wide lawns and mature trees, shrubs and flower beds. A post and rail fence separates the traditional garden to the adjacent paddock. The field offers ample space for horses or livestock and has a separate road access.

To the side of the paddock is a wooded area complete with a good sized pond, with a path around and seating area. By the drive, there is also a small, hedge enclosed area housing a shed.

The driveway provides ample parking for several vehicles, as well as access to the attached double garage, with an electric up and over door, window to rear, plus a store room, with rear pedestrian door.

The property is located off a country lane between Mayfield and Five Ashes, a small village enjoying a local public house, village hall, playing field, children's nursery, primary and Skippers Hill Preparatory School.

The 16th Century Mayfield High Street is just 2 miles distant, with 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, and the well-regarded Mayfield School for Girls secondary school.

The market town of Heathfield is also only 3 miles away, providing supermarkets, bank, 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 Cannon Street.

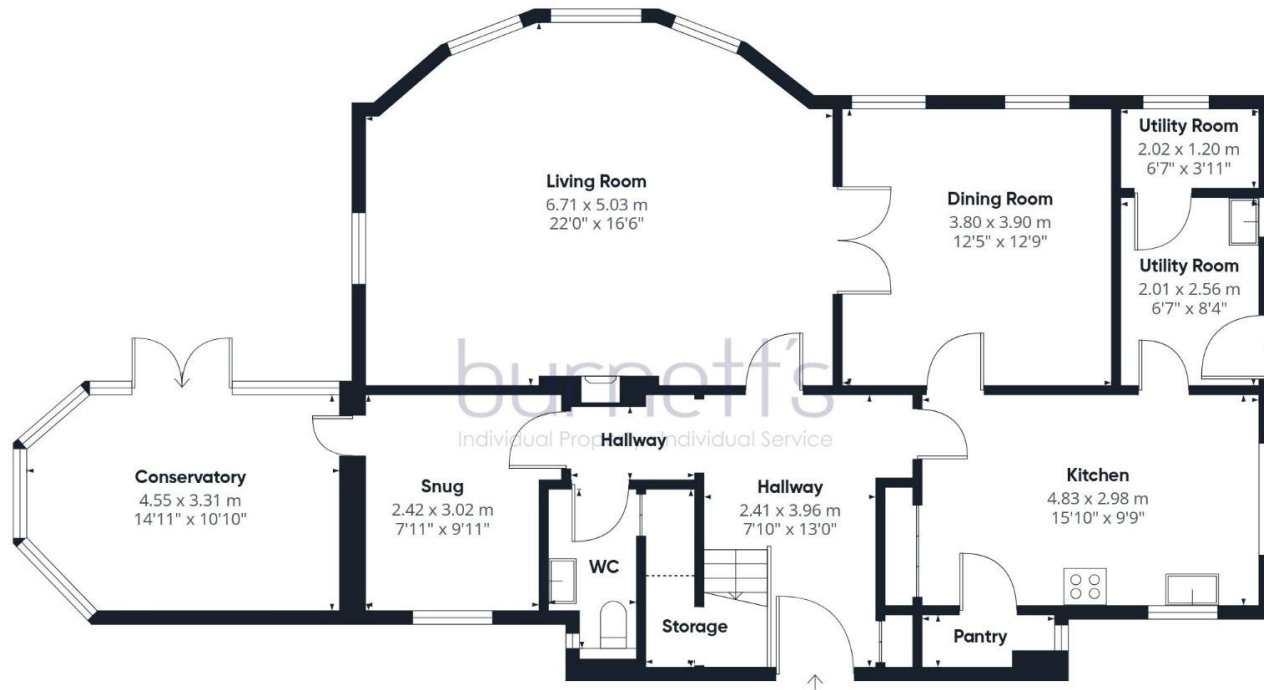


Material Information:

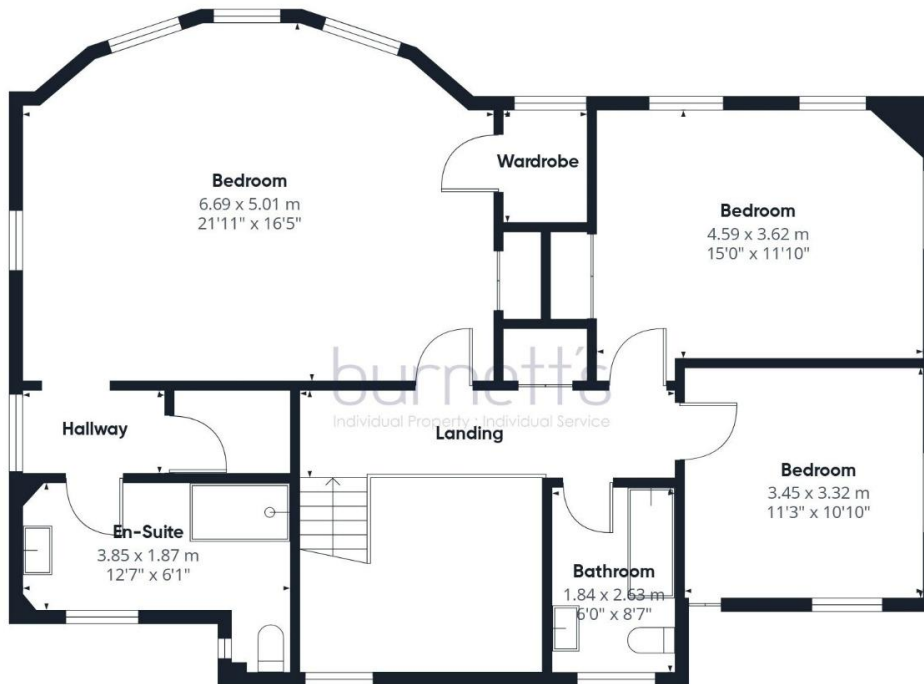
Council Tax Band G (rates are not expected to rise upon completion).
central heating, electricity, water and sewerage.
The property is believed to be of brick/block construction with a tiled roof.
We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.
The property is located within the AONB.
We are not aware of restrictions and easements
According to the Government Flood Risk website, there is a very low risk of flooding.
Broadband coverage: we are informed that ultrafast broadband is available at the property.
Mobile Coverage: There is variable mobile coverage from various networks.

We are not aware of any mining operations in the vicinity
We are not aware of planning permission for new houses / extensions at any neighbouring properties.
The property does have step free access

Chillies Meres Lane Five Ashes MAYFIELD TN20 6JS	Energy rating F
Valid until 25 May 2036	Certificate number 6200-7874-0222-3628-3563



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

223.9 m²

2412 ft²

Reduced headroom

1 m²

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.