



Symonds
& Sampson

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Butchers Cross, Five Ashes, Mayfield,

Sypsies

Butchers Cross

Five Ashes

Mayfield

TN20 6JN

For sale by Auction: A substantial Grade II Listed period property of over 5,000sqft., including garage and outbuildings, in need of renovation throughout. Enjoying gardens, grounds and paddocks of just under 3 acres and far-reaching countryside views.



- For sale by Auction Wednesday 26 August 2026
- A 16th Century Grade II Listed Sussex Farmhouse for renovation in just under 3 acres of grounds and paddocks
 - GIA of over 5,000sqft. (464.5sqm.)
- Providing excellent scope for remodelling (subject to consents)
 - Far-reaching rural views
 - Large garage/workshop
- Well located for road and rail links to London
- Royal Tunbridge Wells 11 miles, Eastbourne 20 miles, Brighton 23 miles

Guide Price **£550,000**

Freehold

[Method of Sale if NOT Private Treaty.]

Sturminster Sales
01258 473766
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THE PROPERTY

An impressive and substantial Grade II listed 16th Century Sussex farmhouse, extending to in excess of 3,000sqft. and offering spacious, characterful accommodation arranged over three floors. The property includes a linked one-bedroom ground floor annexe, just under 3 acres of gardens and paddocks, together with a substantial detached garage/workshop offering excellent potential for a variety of ancillary uses or conversion, subject to the necessary planning consents. The house now requires comprehensive renovation, presenting an excellent opportunity to restore and enhance a fine period property.

The well-proportioned accommodation comprises six bedrooms, five bath/shower rooms (three ensuite) and six reception rooms, providing flexible living space. The property is approached via an in-and-out gated driveway and enjoys far-reaching views from the rear across adjoining fields and woodland. The sale includes a 0.82 acre paddock located opposite the property.

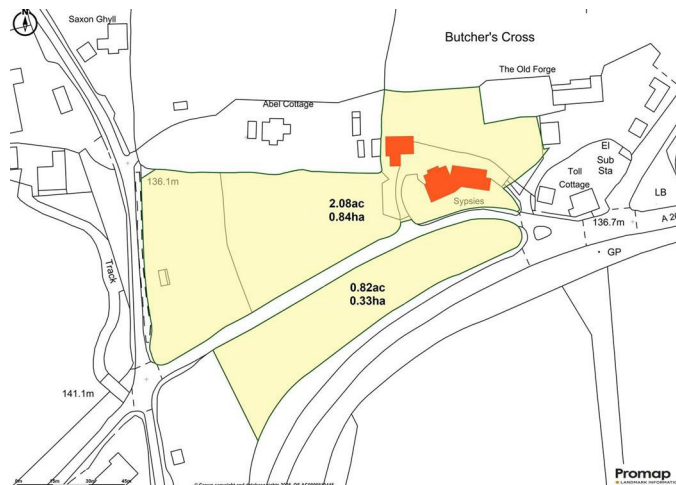
SITUATION

Five Ashes is a small village in East Sussex with a village hall, playing fields and a public house, surrounded by attractive countryside including Wilderness Wood (approximately 2.1 miles).

Mayfield (approximately 2.3 miles) offers a good range of everyday amenities, while Heathfield provides supermarkets, cafés, restaurants and access to the Cuckoo Trail. Royal Tunbridge Wells (approximately 10.9 miles) offers extensive shopping, leisure and cultural facilities, with Eastbourne and Brighton approximately 20 and 23 miles respectively.

Mainline rail services to London Bridge are available from Crowborough (Jarvis Brook, approximately 4.2 miles) and Wadhurst (approximately 9.2 miles).

A good selection of state and independent schools is available in Five Ashes, Mayfield, Wadhurst, Crowborough and the surrounding area.



WHAT3WORDS

House ///vesting.reverted.raced
Separate paddock ///reverses.sweated.fetches

SERVICES

Mains water and electricity. Private drainage. Oil fired heating (not tested).
Standard broadband and mobile coverage available. Refer to Ofcom's website.

LOCAL AUTHORITY

Wealden District Council - Council Tax Band H

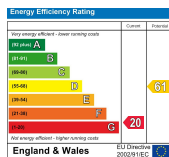
AGENTS NOTES

Please note that we act on behalf of a corporate client and, as such, our knowledge of the property is limited.

SOLICITORS

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Five Ashes, Mayfield

Approximate Area = 3150 sq ft / 292.6 sq m

Limited Use Area(s) = 56 sq ft / 5.2 sq m

Annexe = 862 sq ft / 80 sq m

Garage = 298 sq ft / 27.6 sq m

Outbuilding = 637 sq ft / 59.1 sq m

Total = 5003 sq ft / 464.5 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Symonds & Sampson. REF: 1485894



Office/Neg/Date



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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