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Individual Property : Individual Service



A deceptively spacious well-presented semi-detached property, set within a popular location within Five Ashes, comprising three double bedrooms and a bathroom across the upper two floors, an open sitting/dining room, well-appointed kitchen, WC and conservatory on the ground floor, plus parking for several cars, garage and a large rear garden backing onto woodland. EPC rating: D

Price Guide: £500,000 Freehold



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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
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Brelades,

Criers Lane, Five Ashes, Mayfield, TN20 6LF

Price guide: £500,000 Freehold

The property is accessed from the driveway, with a front door into a front porch complete with shelving and exposed brick walls, leading into the hallway, with stairs to the first floor and understairs cupboards.

A door leads into the main open sitting/dining room, complete with internal storage, wood burner and an array of windows to both front and side, plus a pretty internal stained glass window to the hallway. The dining area sits offset from the sitting room producing a natural divide in the open plan design.

The kitchen looks brand new, with fitted cream cabinets, lightly coloured laminate flooring with worktops to suit. The rear wall is decorated with painted wood cladding. A range cooker with extractor fan and integrated dishwasher/washing machine have been installed. A Velux, window and glass panelled sliding door illuminates the room with ease. The side door provides access to the side of the property and a further door accessed the rear hall.

The hallway from the kitchen leads to a ground floor WC for convenience, and further steps down to the conservatory.

The conservatory offers versatility, with windows facing out across the garden and the double doors to the side allow access to the wood decked patio and the rear garden.

The bedrooms and bathroom are accessed via the first floor landing, with a secondary staircase leading to the second floor.

The bathroom includes a window to the rear, walk in shower with glass screen, WC, towel rail and vanity unit, tiled walls and laminate flooring.

Bedroom one is complimented with a South facing window and garden view to the rear, built in storage features on the rear wall including wardrobe and cupboards.

Bedroom two is at the front of the property including fitted wardrobes and inbuilt dressing table for ease of storage. A window looks out to the front of the property.

Bedroom three is on the top floor, accessible from the first-floor stairs. The room features a window and Velux to ensure ample lighting and fitted storage for convenience.

The driveway includes space for two cars at the front of the house, plus further parking by the garage at the rear of the property. The entrance is shared with the neighbour. The resin drive leads to the side of the house, and down to the garage which is attached to the neighbouring garage, plus a gate providing access to the rear garden.

The garden is elevated with wooden decking surrounded by low level brick and wooden fencing, creating an ideal entertainment space.

Steps lead down into the main garden, with several shrubs, trees and an idyllic array of plants. There is a shed and a greenhouse. The garden flows into the main lawn area and backs onto the woods below.

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

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

The market town of Heathfield is also only 3 miles away, providing supermarkets, banks/building societies, iron mongers, bric-a-brac and antiques, 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 Canon Street.

Material Information:

Council Tax Band E (rates are not expected to rise upon completion).

Oil 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.

The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: we are informed that Superfast broadband is available at the property.

Mobile Coverage: There is variable mobile coverage from various networks.

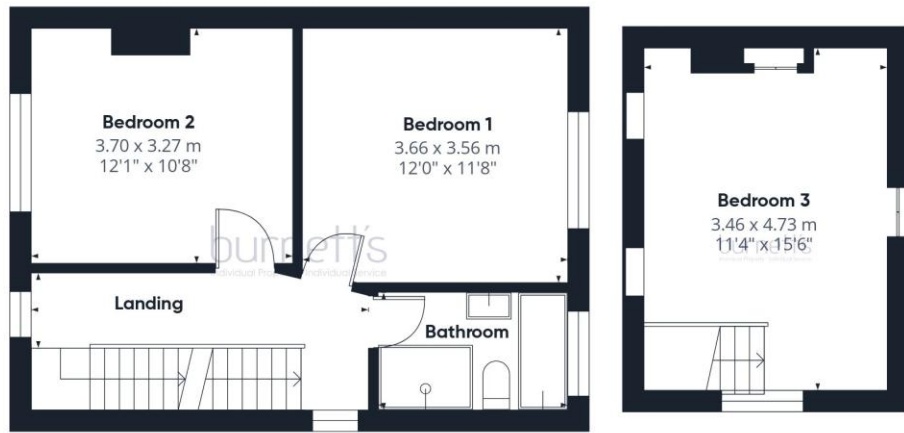
We are not aware of any mining operations in the vicinity

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does have step free access



Ground Floor



Floor 1



Floor 2



Brelades Criers Lane Five Ashes MAYFIELD TN20 6LF	Energy rating D	Valid until: 29 March 2036
		Certificate number: 2684-3060-4207-8466-6204

Property type	Semi-detached house
Total floor area	80 square metres



