



Hillside Cottage
Stonehurst Lane | Five Ashes | Mayfield | East Sussex | TN20 6LJ

 FINE & COUNTRY





Step inside

Hillside Cottage

Occupying an enviable elevated position on the rural fringes of Five Ashes, Hillside Cottage is an exceptionally appealing detached family home set within 3.41 acres of beautifully established gardens and grounds, enjoying breathtaking far-reaching views across the surrounding High Weald countryside.

Approached via a five-bar gate and a long private driveway, the property occupies a wonderfully secluded position within its own grounds, affording a rare sense of privacy whilst remaining highly accessible. The charming villages of Mayfield and Five Ashes are close at hand, with Mayfield's picturesque High Street, renowned independent school and excellent local amenities just a short drive away. Heathfield, Royal Tunbridge Wells, Ashdown Forest and the South Coast are all within easy reach, placing some of the finest countryside, coastline, vineyards and historic attractions in the region on your doorstep.

The house has been thoughtfully improved by the current owners and now offers well-balanced accommodation ideally suited to modern family life. Particular attention is immediately drawn to the stunning outlook, with the principal reception rooms carefully positioned to make the most of the spectacular views across the valley and surrounding landscape.

The impressive kitchen/dining room forms the heart of the home, with ample space for both everyday living and entertaining. The dining area has been arranged to maximise the panoramic outlook across the gardens and countryside beyond, creating a wonderful setting throughout the seasons. The generous sitting room offers space for multiple seating areas and features doors opening directly onto the gardens, seamlessly connecting indoor and outdoor living.

Further ground floor accommodation includes a practical utility area, cloakroom and ancillary spaces including an externally accessed boiler room and utility room.

On the first floor are four well-proportioned double bedrooms and a family bathroom. The rear-facing bedrooms enjoy particularly outstanding elevated views over the grounds and rolling countryside beyond, providing

a constantly changing backdrop throughout the year.

The property additionally benefits from a modern ventilation system (MHVR) mechanical vent with heat recovery, enhancing comfort and efficiency.

Gardens and Grounds

The gardens and grounds are undoubtedly one of Hillside Cottage's defining features. Extending to 3.41 acres, they provide a wonderful sense of space, privacy and freedom rarely found. Principally laid to lawn and interspersed with established trees, shrubs and orchard areas, the grounds offer a beautiful setting for family life, entertaining and quiet enjoyment alike.

The elevated position allows uninterrupted views across the valley, creating a remarkable sense of openness whilst maintaining complete privacy within the boundaries of the property.

Outbuildings

A particularly attractive feature is the extensive collection of outbuildings, offering exceptional versatility for a wide variety of lifestyle and recreational pursuits.

These include:

- Stables
- Studio
- Home office or gym
- Storage barn
- Two-bay pole barn
- Single garage
- Boiler room and utility facilities

Whether utilised for hobby interests, home working, fitness, storage, workshop space or equestrian aspirations, the range of ancillary buildings provides flexibility that is increasingly sought after yet seldom available.

Combining privacy, exceptional views, versatile outbuildings and beautifully established grounds, Hillside Cottage presents a rare opportunity to acquire a substantial country home with the space and flexibility to adapt to changing needs for many years to come.





Seller Insight



"One of the things we have loved most about Hillside Cottage is the feeling of being immersed in the countryside without ever feeling isolated. The views are simply extraordinary and change constantly with the seasons. Whether enjoying morning coffee in the kitchen looking out across the valley, watching the sunset from the garden, or seeing the landscape come alive with wildlife, there is a real sense of peace and connection to the surroundings that is difficult to find elsewhere.

The grounds have given us the space and freedom to enjoy outdoor living to the fullest. The gardens provide plenty of room for family gatherings, entertaining, gardening projects and simply relaxing in complete privacy. The orchard, mature trees and expansive lawns create a wonderful setting and there is always a different corner of the garden to enjoy throughout the year.

The outbuildings have been invaluable. They offer tremendous flexibility and have adapted to our changing needs over time, whether for storage, hobbies, working from home, fitness, creative pursuits or simply practical day-to-day living. We have always felt that the property offers the kind of versatility that allows it to evolve alongside its owners.

The location has also been a huge part of the appeal. Mayfield, with its beautiful High Street, independent shops, excellent pubs and restaurants, historic architecture and renowned school, is just a short drive away and provides a wonderful village atmosphere. Heathfield offers excellent everyday amenities, whilst Royal Tunbridge Wells brings a sophisticated mix of boutique shopping, cultural events, cafés and fine dining.

For those who enjoy the outdoors, the surrounding area is exceptional. We are surrounded by some of the finest countryside in the South East, with countless footpaths, bridleways and quiet rural lanes to explore. Ashdown Forest is within easy reach for walks and cycling, while the area is increasingly renowned for its vineyards, country estates and historic castles. On warmer days, the Sussex coast is close enough for an impromptu trip to the seaside, making everything from country walks to coastal lunches part of everyday life.

*What has made Hillside Cottage truly special for us is the balance it offers. It feels wonderfully private and tucked away within its own grounds, yet remains conveniently connected to everything we need. It is a home where we have been able to enjoy the best of country living while having the flexibility, space and setting to create lasting memories. We have always felt it is a property that can comfortably accommodate changing lifestyles and provide enjoyment for many years to come."**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











Travel

By Road:	
Five Ashes Village	1.0 miles
Mayfield	2.5 miles
Heathfield	4.5 miles
Crowborough	6.0 miles
Royal Tunbridge Wells	11.5 miles
Ashdown Forest	12.0 miles
Lewes	18.0 miles
Eastbourne	22.0 miles
Gatwick Airport	28.0 miles
Central London	50.0 miles
By Train:	
Crowborough Station	12 mins
Wadhurst Station	14 mins
Tunbridge Wells Station	20 mins
London Bridge	from 1 hr
London Charing Cross	from 1 hr 5 mins
London Cannon Street	from 1 hr 10 mins

Leisure Clubs & Facilities

Royal Ashdown Forest Golf Club
Dale Hill Hotel & Golf Club
East Sussex National Golf Resort
Crowborough Beacon Golf Club
Mayfield Tennis Club

Horam Manor Country Park
Bowl Water
The Spa Hotel Health Club, Tunbridge Wells

Healthcare

The Meads Medical Centre, Mayfield
Heathfield Health Centre
Woodhill Surgery, Mayfield
Crowborough War Memorial Hospital
Tunbridge Wells Hospital, Pembury

Education

Primary Schools:
Five Ashes C.E. Primary School
Mayfield C.E. Primary School
Skippers Hill Preparatory School

Secondary Schools:
Heathfield Community College
Beacon Academy, Crowborough

Independent Schools (within 10 miles):
Mayfield School
Skippers Hill Manor Preparatory School
Saint Ronan's School
Holmewood House School
Bricklehurst Manor School

Beechwood School
Bedes Senior School

Entertainment

The Middle House, Mayfield
The Rose & Crown, Mayfield
The Royal Oak & Dutchess, Heathfield
The Bell in Ticehurst
The Vineyard Restaurant, Lamberhurst
The Nevill Crest & Gun
Picture House Cinema, Uckfield

Local Attractions / Landmarks

Ashdown Forest
Bowl Water
Mayfield High Street
Mayfield School
Scotney Castle
Herstmonceux Castle
Sheffield Park & Garden (NT)
Bateman's (NT)
Bluebell Railway
Glyndebourne
Sussex Vineyards & Wine Estates
East Sussex Coastline



GROUND FLOOR

Kitchen/Breakfast Room
Living Room

22'0 x 10'6 (6.71m x 3.20m)
25'6 (7.78m) x 18'4 maximum (5.59m)
narrowing to 16'4 minimum (4.98m)

Utility Area
Cloakroom

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3

Bedroom 4
Family Bath and Shower Room

12'8 x 12'0 (3.86m x 3.66m)
11'8 x 10'9 (3.56m x 3.28m)
10'9 (3.28m) x 10'2 maximum (3.10m)
narrowing to 8'0 minimum (2.44m)
10'5 x 9'9 (3.18m x 2.97m)
8'4 x 7'3 (2.54m x 2.21m)

OUTSIDE

Gardens
Gated Driveway
Garage
Boiler room
Studio
Utility Room (external access)
Home Office/Gym
Barn
2 Bay Pole Barn
Stables

Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

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